

No. 6498 Equity.

years after date to Ann P. Marshall or order for the sum of four thousand three hundred dollars with interest from date at the rate of five per centum per annum payable semi-annually stands indebted to the said Ann P. Marshall for the amount of money in said note specified which he hereby acknowledges he has received and for the purpose of securing the payment of the said promissory note, when the same becomes due and payable together with all interest that may accrue on the same, I the said Harry P. Gallagher have agreed to execute these presents. Now therefore in consideration of the above recited premises and for the further consideration of the sum of five dollars the receipt whereof is hereby acknowledged, I the said Harry P. Gallagher do hereby grant unto the said Ann P. Marshall all that part of a tract of land called "Richlands" lying on the Monocacy River in Frederick County, and State of Maryland, and also all that other part of a tract of land called "Richlands" it being part of a tract called, "Addison Choice," situate in the County, and State aforesaid, containing in the aggregate three hundred and fifty two acres, one rood and twenty six square perches of land and being the same land heretofore conveyed to Joseph Baugher and Alexis C. Baugher as tenants in common by Catherine A. Noonan Executrix of John Noonan by deed dated on the 20th day of March in the year 1860, and recorded in Liber B. G. T. No. 5 folio 330 & 331 one of the Land Records of Frederick County, and being the same farm devised to the said Harry P. Gallagher by the last will and testament of his grand father Joseph Baugher deceased, bearing date on the 20th day of November in the year 1876 and duly admitted to probate and recorded by the Orphans Court of Frederick County and duly recorded in Liber J. R. R. No. 1 folio - one of the Record Books of wills in the office of the Register of Wills of Frederick County, Maryland, the undivided moiety of the said Alexis C. Baugher in said farm having been devised to the said Joseph Baugher by the last will and testament of the said Alexis C. Baugher bearing date on the fourth day of February 1869 and duly recorded in Liber J. R. R. No. 1 folio 103 one of the Record Books in the Office of the Register of Wills of Frederick County - Provided that if the said Harry P. Gallagher or his Executors administrators or assigns, shall pay to the said Ann P. Marshall, her Executors administrators or assigns the said promissory note, and the interest that may accrue thereon, when the same shall respectively become due and payable by the terms of said promissory note then this mortgage shall be null and void.

Provided further that until default shall be made in the payment of the promissory note aforesaid when due and payable or if default in the payment of the interest as it becomes due and payable by the terms of said note the said Harry P. Gallagher shall occupy and possess the said mortgaged premises as of his present estate therein. But if default shall be made in the payment of the promissory note aforesaid at the maturity thereof, or if default shall be made in the payment of any one installment of interest when the same shall become due and payable by the terms of said promissory note then it is mutually agreed that the whole mortgage debt principal and accrued interest shall become due and payable whether the same has matured or not by the terms of said promissory note and upon default in either particular, it is hereby agreed and the said Ann P. Marshall, her Executors, Administrators or assigns are hereby authorized and empowered to make sale of the said mortgaged premises at Public Sale at the Court House door in Frederick City, Frederick County, Maryland