

Exhibit No. 6.

No. 7379 Equity.

Mortgage

Now therefore in consideration of the above recited premises and the sum of five dollars in hand paid at and before the execution of these presents the receipt whereof is hereby acknowledged we the said Mary E. Esworthy and James A. Esworthy her husband do hereby grant in fee simple unto the said Ella Kate Cromer all the following described lot piece or parcel of land with the improvements thereon, situate lying and being in Frederick County, State of Maryland, and being the same land that was conveyed to the said Mary A. Esworthy by the following deeds,

First - all that land that was conveyed to Mary E. Esworthy by deed from George R. Dennis et al bearing date of the 1st day of November 1881 and recorded in Liber A. D. No. 4 folio 270 or one of the land records of Frederick County; Second all that land that was conveyed to the said Mary E. Esworthy by deed from R. L. Hates and wife bearing date of the 6th day of October 1868 and recorded in Liber C. M. No. 2 folio 388 or one of the land records for Frederick County.

Third all that land that was conveyed to the said Mary E. Esworthy by deed from John McPherson Dennis bearing date of the 17th day of March 1877 and recorded among the land records of Frederick County, Md. Prior to the recording of this mortgage by reference to said deeds will fully appear containing in all about 32 acres of land more or less. Provided that if we the said Mary E. Esworthy and James A. Esworthy her husband, our executors, administrators or assigns shall pay or cause to be paid to the said Ella Kate Cromer her executors, administrators or assigns the said promissory note at the maturity thereof with all interest that may accrue thereon according to the terms and conditions thereof, then this mortgage shall be void provided further that until default shall be made in the payment of the said promissory note and the interest thereon as aforesaid the said Mary E. Esworthy and James A. Esworthy her husband shall occupy and possess the said mortgaged premises as of their present estate therein but if default shall be made in the payment of the said promissory note at the maturity thereof or if default shall be made in the payment of any installment of interest thereon when the same shall become due and payable by the terms and conditions thereof or if default shall be made in any of the covenants herein contained then it is hereby agreed that the whole mortgaged debt shall become due and payable whether the same shall have matured or not by the terms thereof and it shall then be lawful for the said Ella Kate Cromer her executors administrators or assigns to sell the said mortgaged premises at the Court House door in Frederick City, Md. at the Court House door in Frederick City, Md. at public auction for cash first giving notice by advertisements inserted in some newspaper published in Frederick County setting forth the true place manner and terms of sale once a week for three successive weeks prior to the day of sale and the proceeds of sale shall be applied as follows - first to the payment of all costs charges and expenses of sale including reasonable counsel fees and such commissions to the person making such sale as are usually allowed Trustees making sale of Real Estate in Equity, secondly to the payment in full of said promissory note and all the interest due thereon up to the time of payment whether the same shall have matured or not and lastly the surplus if any shall be paid to the said Mary E. Esworthy and husband or their assigns.

Witness our hands and seals

Test -
Leslie Cromer.

Mary E. Esworthy *[Signature]*
James A. Esworthy *[Signature]*

Exhibit