

Epitich No 1

No 7576 Equity

Charles F. Ayers & Wife To
 Copy Mortgage Noah E. Cromer

Filed Jan 7 1903

At the request of Noah E. Cromer the following
 Mortgage is received for record and recorded October
 18th 1899 at 2⁴⁵ P M.

Test: John L. Jordan, Clerk
 This mortgage made this 6th day of October in the year
 1899, by Charles F. Ayers and Mary C. Ayers his Wife of
 Frederick's County and State of Maryland witnessed that
 that whereas the said Charles F. Ayers and Mary C. Ayers by their
 joint and several promissory note bearing some date with this mortgage
 and payable four years after date to Noah E. Cromer or order for the
 sum of nine hundred and forty one dollars with interest from date
 at six per cent per annum, the interest payable annually started
 matured to the said Noah E. Cromer in the amount of money
 in said promissory note recited and for the purpose of securing
 the payment of the said promissory note together with all interest
 that may accrue thereon when the same shall become due
 and payable by the terms thereof we the said Charles F.
 Ayers and Mary C. Ayers have agreed to execute this mortgage,
 now therefore in consideration of the promise and the further
 consideration on dollar paid us by the Noah E. Cromer before
 the execution of this mortgage the receipt whereof is hereby ack-
 nnowledged, we the said Charles F. Ayers and Mary C. Ayers do
 hereby grant and convey unto the said Noah E. Cromer, all our
 right title and estate of, in and to that lot or piece of land with
 the improvements thereon Situate lying and being in Frederick's
 County State of Maryland which is described and marked on
 the plat of Charles W. Spencer Second addition to Brunswick as
 lot No. 185 East Side of Maple Avenue which said plat is filed
 among the land records for Frederick's County it being the same
 lot or piece of land that was conveyed to the said Charles F. Ayers
 by deed from Noah E. Cromer and intended to be recorded
 Simultaneously with this mortgage provided that if we the
 said Charles F. Ayers and Mary C. Ayers or either of us, our
 executors administrators or assigns shall pay to the Noah E.
 Cromer his executors administrators or assigns the said promissory
 note together with all interest that may accrue thereon when the same
 shall become due and payable by the terms thereof and fulfill all
 other covenants herein contained then this mortgage shall be void
 Provided also that until default shall be made in
 the payment of said promissory note or the interest that may accrue
 thereon when the same shall become due and payable by the terms
 of said promissory note or in the fulfillment of the covenants the
 said Grantors in this Mortgage may occupy and possess the mort-
 gaged premises as of their private estate therein.

But if default shall be made in the payment.