

No. 47044, Equity

Exhibit B.

Filed Dec. 7th 1909.

At the request of William H. Kehne
the following mtge. is received for record
and recorded November 21st. 1893, at 122 P.M.

Sat. John L. Jordan, Clerk.

This mortgage made this 20th day of November in the year
1893, by us John H. Groves, ^{and wife's name} his wife of Frederick County in
the State of Maryland witnesseth. That for and in
consideration of the sum of Seven hundred dollars
now due owing to William H. Kehne of said County and
State upon a promissory note of even date with this
present payable twelve months after date with interest
from date, the interest payable semi-annually and to
better secure the payment of said note and of the interest
thereon when the same shall be due and payable, we the
said John H. Groves and Cora E. Groves his wife do hereby
grant in fee simple to William H. Kehne all that
lot or parcel of land situated lying and being in
Frederick County in the State of Maryland which is described
as follows: All that lot or parcel of land on the north
side of North Patrick Street, in Frederick City, Frederick
County Md., fronting on said Patrick Street Forty Seven
feet and running back One hundred and sixteen feet
more or less adjoining on the north and West the property
of the heirs of the late Adam Custard on the East the
property of A. O. McBride, it being the same property which
was conveyed to the said John H. Groves by John and
August Everts and their respective wives by deed dated
the 6th day of January 1891 duly recorded in Liber
H. J. P. No. 13, Folio 7: Provided that if the said John
H. Groves shall pay the said note for the sum of \$700 and
the interest thereon when the same shall become due and
payable according to the tenor of said note then this
mortgage shall be void.

And provided that until default shall be made in
the payment of said note or of the interest thereon the said
John H. Groves shall possess the mortgaged premises as of his
private estate therein.

And provided that if default be made by the said
John H. Groves in the payment of the said sum of
Seven hundred dollars or of the interest thereon according
to the tenor of said note then it shall be lawful
for the said William H. Kehne his personal repre-
sentatives or assigns to sell the premises herein mentioned
at public sale for cash at the City Hotel Frederick
City, Frederick County Md., after having given at least