

No 7663 Equity

in the Sum of Six Hundred dollars, due on said date in Conjunction with his wife <sup>MD</sup> Mallie B. Fens execute to the said Improvement Company of Baltimore City, in the Sum of Six Hundred dollars, due on said date in Conjunction with his wife Mallie B. Fens execute to the said Improvement Company his deed of Mortgage conveying to said Company, all that piece or parcel of ground situate and lying in Fernald County State of Maryland, in the town of Brunswick, and described as follows Beginning on the West side of South Avenue at a point Two hundred and eighty (280) feet north of the North side of "A" Street and running thence westerly along the West side of South Avenue fifty (50) feet, thence westerly parallel to "A" Street one hundred and fifty (150) feet to the East side of a <sup>thence westerly along the side of said alley fifty feet</sup> twenty-five (25) foot alley, (50) fifty feet thence Easterly one hundred and fifty (150) feet to the place of beginning, Being Lot Number thirteen (13) in Block Number (10) as shown on the plat of the Real Estate and Improvement Company's Sub-division of part of Brunswick, prepared by R. T. Harris Surveyor, dated July 2nd, 1890, and recorded with the deed from the Real Estate and Improvement Company of Baltimore City to Charles P. Erskine, dated April 2, 1890.

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That to said deed of Mortgage there was a Condition annexed that if the said Edward D. Fens, his heirs personal representatives or assigns, should pay, on or before, the 1st day of May, 1908, to the Real Estate and Improvement Company of Baltimore City the Sum of Six Hundred dollars with interest thereon, payable monthly, at the rate of Ten percent, per Annum, from the 1st day of May, 1900 said payments to be made by Monthly installments of at least five dollars, including interest, beginning for the first installment on the first day of June, 1900, and should make on default in any agreement, Covenant or Condition of said Mortgage, then the same should be void, and it was further agreed that in the event of those of the above mentioned monthly installments being due and unpaid or of default in any agreement, Covenant or Condition of the said Mortgage, the entire mortgage debt should be deemed due and demandable, and said payments were declared to be in trust, and Samuel R. Barr of Baltimore City was authorized and empowered to sell the property mortgaged and to convey the same to the purchaser thereof, said Sale to be made in the manner in said Mortgage provided and the proceeds of Sale to be applied as therein specified all of which will fully appear by reference to a Certified Copy of said Mortgage herewith filed as Exhibit "E. & F." to this petition and report, and which together with all other Exhibits hereinafter produced, it is prayed may be taken and consid-