No 7963 Equity

Exhibit No. 6

Filed November 21-1905.

This mortgage made this 28th day of March in the year A Dn Nineteen hundred and one, by us George W Dudderar and Emma O. Dudderar his wife both of Frederick County Maryland.
Witnesseth, that in Consideration of the Sum of Five hundred and fifty dollars ($550.00) now due from us the said George W. Dudderar and Emma O Dudderar, his wife to Ellen V. Payne, which indebtedness is evidenced by our promissory note of even date herewith payable to the said Ellen V Payne or order, one year after date. Now therefore in Consideration of Said indebtedness, and to secure the payment of the promissory Note aforesaid, we the Said George W. Dudderar and Emma O. Dudderar, his wife, do hereby grant in fee Simple to the Said Ellen V Payne, all that tract or parcel of land Situated and Lying in Frederick County, Known as "Rural Felicity", and particularly described by meter and bounds Courses and distances, in a deed from James F. Orr to George W Dudderar and Emma O Dudderar dated the 3rd day of November A.D 1898, and recorded in Liber D.H.K. No. 3 folio 100 one of the Land Records for Frederick County.
Provided, that if the Said George W. Dudderar and Emma O Dudderar his wife Shall well and truly pay or Cause to be paid to the Said, Ellen V. Payne the aforesaid Sum of Five hundred and fifty ($550.00) when and as the same shall become due and payable, then this mortgage shall be void

Provided further however, that if the Said George W. Dudderar and Emma O Dudderar his wife Shall default in the payment of promissory note aforesaid or the interest thereon as the same falls due and becomes payable, it Shall be lawful for Ellen V. Payne or her assigns to Sell Said Mortgaged property by public auction for Cash at the Court House in Frederick County, Maryland, after first having given at least twenty days public notice of the time place manner and terms of Sale by publication in some newspaper printed and published in Frederick County, and apply the proceeds of Sale to the payment in the first place of the Costs incident to Said Sales including reasonable Counsel fees and Commissions, then to the payment of Said Mortgage, and the Surplus to be rendered to Said mortgagors
And the Said George W. Dudderar and Emma O Dudderar his wife, and further Covenant and agree to keep the buildings on the Said Mortgaged premises insured in some Safe insurance Company for at least Five hundred dollars, during the existance of this Mortgage, and they will Cause the Same to be assigned to the Mortgagee for her use and benefit in