

## NO. 8878 Equity

Simple, all that lot of ground together with the improvements thereon, Situate, lying, and being in said Frederick County, Containing One and one half acres of land more or less, which is described in a deed of Conveyance from John J. Molerworth Mortgage to James M. Keefer, said deed dated the 7th day of June, A.D. 1906, and duly recorded in Liber S. T. L. No. 257, folio 582, one of the Land Records of Frederick County, it being the same property, Conveyed by deed, from Catherine Runkler to James O. Stallings, said deed dated March the 29th 1905, and recorded in Liber S. T. L. No. 269, folio 779, one of the Land Records for Frederick County, all by reference thereto will more fully appear. Provided if the said James M. Keefer shall pay to the said George W. Runkler, the sum of Two hundred and twenty dollars and the interest thereon, on or before the 10th day of September 1908, according to the tenor of his promissory note of even date herewith, then in such case this mortgage shall be null and void, and the said James M. Keefer, for himself, his heirs and personal representatives, hereby covenants, that he pay the aforesaid money, according to the tenor of his said promissory note aforesaid, and her further covenants and agrees with the said George W. Runkler, his personal representatives and assigns, may enter and take possession of the property aforesaid. Provided that until default in payment of said note, the said James M. Keefer, shall possess the said premises as of his personal estate therein, and provided that if default shall be made in the payment of the money aforesaid or the interest thereon, in the manner aforesaid, then it shall be lawful for the said George W. Runkler to sell the said mortgaged premises at such place as he may think best by public auction for cash, after giving at least twenty days public notice of the time, place, manner and terms of sale, in some newspaper published in Frederick County, prior to the day of sale, and then to the payment of said debt, and the surplus, if any to pay to the said James M. Keefer, and the said James M. Keefer for himself, his heirs, Executors and administrators, covenants with said George W. Runkler, his Executors & Administrators and assigns that he will during the continuance of this mortgage keep the mortgaged premises insured fully for the benefit of the mortgagee in case of loss by fire, the said George W. Runkler to the extent of the said mortgaged debt and, the extent of the said mortgaged debt, and the