

given hereafter in renewal of the same or of any part thereof, and for the further consideration of the sum of one dollar paid by the said Walkersville Savings Bank, of Frederick County, Maryland, to the said Mary R. Bruchey and William D. bruchey, her husband, the receipt of which is hereby acknowledged, we the said Mary R. Bruchey and Willian D. Bruchey, her husband do grant in fee simple unto the said Walkersville savings bank, of Frederick County, Maryland, all the following piece or parcel of land situated on the North side of West Patrick street, in Frederick City, Frederick County, Maryland, and adjoining Carroll Creek on the West side of said Creek; being the same property which was conveyed unto the said Mary E. Bruchey by deed executed by Joshua T. Murray bearing date February 10 A. D. 1906, and duly recorded in liber S. T. H. No. 274 folio 45 one of the land records of Frederick County, and being the same property which was conveyed unto the said Joshua T. Murray by Jesse F. R. heagy, assignee, by deed April 21, 1905, and recorded in liber S. T. H. No. 269 folio 472 one of the said land records of Frederick county. As by reference thereto will fully appear.

Together with all and singular the buildings, improvements, rights, ways, privileges, easements, and appurtenances thereto belonging or appertaining.

Provided that if the said Mary E. bruchey and William D. bruchey her husband, their executors, administrators or assigns, shall pay the promissory note aforesaid at maturity or shall pay any renewal thereof when such renewal note shall mature and be payable, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be void.

And provided that until default be made in the payment of the promissory note aforesaid at maturity or of any renewal thereof when such renewal note shall mature and be payable, or in the performance or fulfillment of any covenant or agreement contained herein, then and in either case it shall be lawful for the said Walkersville Savings Bank, of Frederick County Maryland, or its assignee or for Cephas M. Thomas as trustee, to sell the said property and premises hereby mortgaged at the Court House door in Frederick City, Maryland, by public auction for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County once a week prior to date of sale and apply the proceeds of such sale to the payment in the first place of the expenses attending the sale, including the usual commissions and reasonable counsel fees for preparing bond, report of sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, and the surplus, if any, to pay the same to the said Mary E. Bruchey and william D. bruchey, her husband, their heirs or assigns.

And the said mary E. Bruchey and William D. Bruchey, her husband, covenant with the said Walkersville Savings Bank, of frederick County Maryland, that they will keep during the continuance of this mortgage, the buildings erected on the said mortgaged premises insured for a reasonable sum of money in some safe and reliable insurance company, paying the premiums and assessments there on as they fall due and payable, and thatthey will assign the policy of insurance to the said Walkersville Savings Bank of Frederick County, Maryland, for its benefit in case of loss or damage by fire.

Witness our hands and seals.

Test--

Richard Potts.

Mary E. ^{her} ~~X~~ Bruchey (seal)
 mark
 W. D. Bruchey (seal)

State of Maryland, Frederick County, towit--

I hereby certify that on this 24th day of August in the year nineteen hundred and ten, before me the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Mary E. Bruchey and William D. Bruchey, her husband, the aforesaid mortgagors, and did acknowledge the foregoing mortgage to be their respective act.
 Given under my hand and notarial seal the day and year aforesaid.

 Notary Seal.

Richard Potts.
 Notary Public.