

premises described in said mortgage being all that farm situated at Monrovia, in Frederick County, Maryland, along the main line of the B. & O. Railroad containing 126 acres of land more or less, and being all and the same land conveyed unto the said Berthair O. Frizzell by deed executed by Anna W. Hughes, et. al., bearing date October 1 1888, and recorded among the land records of Frederick County deducting portions of said land subsequently conveyed by the said B. O. Frizzell.

The improvements consist of a large and commodious store and frame dwelling house, a large bank barn and all necessary outbuildings. There is also a complete creamery outfit on the property. This farm owing to its close proximity to railroad station, churches, banks and schools is splendidly located and is very desirable.

The tenants interest in the present wheat crop will be reserved from the operation of the sale. Terms of Sale as prescribed by the Mortgage--Cash upon ratification of the sale by the Court. A deposit of \$500 will be required of the purchaser on the day of sale, the purchaser being at the expense of conveyancing.

Emory L. Coblenz.

Assignee of Mortgage.

I hereby acknowledge to have purchased from Emory L. Coblenz, Assignee of Mortgage, all the property described in the annexed advertisement or sale, at and for the sum of \$64.00 per acre, making a total of \$8064.00 and I hereby agree to pay for the same upon the terms set forth in said advertisement of sale.

Witness my hand and seal this 14th day of March A. D. 1914.

John C. Walker.

Witness--

Emory L. Coblenz.

This mortgage made this first day of October in the year eighteen hundred and eighty-eight by us Berthiar O. Frizzell and Mary Cora Frizzell, his wife, Witnesseth--That in consideration of the sum of Five Thousand Dollars, now due and owing to Abner C. Devilbiss, of Frederick County, in the State of Maryland, for which indebtedness the said Berthiar O. Frizzell, has simultaneusly with the execution of this mortgage made and delivered his promissory note bearing even date with this mortgage payable two years after date to said Abner C. Devilbiss or order for said sum of Five Thousand dollars with interest from date at the rate of five per centum per annum he interest payable annually, we the said Berthiar O. Frizzell and Mary Cora Frizzell, his wife, do grant in fee simple unto said Abner C, Devilbiss all that real estate, land and premises situated in Frederick county in the State of Maryland, which was conveyed by Amanda Hughes and Edward W. Hughes her husband to said berthiar O. Frizzell by deed bearing date on the first day of October in the year eighteen hundred and eighty eight and intended to be recorded in the land records of Frederick County simultaneously with the recording of this mortgage, containing one hundred and forty acres of land, more or less and being part of the same real estatethat was conveyed by Mary W. Plummer to said Anna W. Hughes, by her name of Anna W. Plummer, by deed recorded in liber A. F. No. 7 folio 526, one of the land records of Frederick County. provided that if the said Berthiar O. Frizzell shall pay on or before the first day of October in the year eighteen hundred and ninety to the said Abner C_ Devilbiss, his personal representatives or assigns said sum of Five thousand Dollars with interest thereon from the date hereof and shall pay said interest annually according to the tenor and effect of said promissory note, then this mortgage shall be void. And the said berthiar O. Frizzell covenants that he will pay all taxes, assessments, public dues or charges, levied or to be levied by law, as well as the mortgage debt created or secured hereby as upon the property hereby mortgaged, paying the same when properly due and payable.

provided that if default shall be made in the payment of the money aforesaid or the interest thereon at the time or in the manner aforesaid, according to the tenor and effect of said promissory note, or in the performance of any covenant herein contained then it shall be lawful for said Abner