

thereon, we the said Elizabeth C. Linthicum and Thomas S. Linthicum, her husband, have agreed to execute these presents, NOW THEREFORE, in consideration of the above recited premises and of the sum of Five Dollars (\$5.00) to us in hand paid, the receipt of which is hereby acknowledged, we the said Elizabeth C. Linthicum and Thomas S. Linthicum, her husband, do hereby grant and convey unto the said Milton E. Tucker and Henrietta L. Tucker, his wife, all that lot or parcel of ground situate, and lying on the South side of West Patrick Street, in Frederick City, Frederick County, Maryland, with the buildings and improvements thereon, consisting of a three story brick house where attached to the said front building; also a stone and brick stable in the rear, on the Eastern side of said lot; the said lot fronting on said street Forty-nine (49) feet, two and one-half (2 1/2) inches; the same being the distance between the North East corner of the stone dwelling house formerly owned by A. J. Wilcoxon and the brick house formerly owned by J. H. Ramsburg; and running back on the Western side of said lot, along the Eastern side of said lot of said A. J. Wilcoxon, a depth of two Hundred and seventy-eight (278) feet; and running back for a depth on its Eastern side as follows; - Beginning at the North West corner of the brick dwelling house formerly owned by A. J. Ramsburg and running with the West wall of said house, Southerly forty-eight (48) feet and four (4) inches, more or less, to the South West corner of said house; thence with said corner bearing South-Westwardly along the line of fence as it now stands, of said Ramsburg, thirty-one (31) feet and eleven (11) inches; thence Eastwardly six (6) feet and six (6) inches; thence Southwardly to the South East corner of said stable, thirty eight (38) feet and nine (9) inches; thence bearing a little South-Westwardly, along the property formerly owned by Horatio W. Bentz one hundred and ninety (190) feet and four (4) inches to meet the Western line aforesaid; the same being the end thereof and of the lot hereby mortgaged.

It being the same real estate which was heretofore conveyed unto the said Elizabeth C. and Thomas S. Linthicum, her husband by Milton E. Tucker and Henrietta L. Tucker, his wife, by deed dated and intended to be recorded prior to the recording of these presents among the Land Records of Frederick County. Provided that if the said Elizabeth C. Linthicum and Thomas S. Linthicum, her husband, their heirs personal representatives or assigns, shall pay or cause to be paid to the said Milton E. Tucker and Henrietta L. Tucker, his wife, their personal representatives or assigns, the promissory note aforesaid at the maturity thereof, together with all interest that shall accrue thereon by the terms thereof, then this mortgage shall be void.

PROVIDED FURTHER, that until default shall be made in the payment of the said promissory note at its maturity or until default shall be made in the payment of the interest thereon as the same falls due and payable by the terms of said note, the said Elizabeth C. Linthicum and Thomas S. Linthicum, her husband, shall occupy and possess said mortgage premises as of their present estate therein. PROVIDED FURTHER that if default shall be made in the payment of said note at its maturity, or if default shall be made in the payment of any one installment of interest thereon when the same become due and payable, or if default shall be made in the performance of any covenant or condition of this mortgage, then the whole mortgage debt shall be deemed due and demandable, and it shall be lawful for the said Milton E. Tucker and Henrietta L. Tucker, his wife, their personal representatives or assigns, to sell the mortgaged premises at public auction, for cash at the Court House door in Frederick City, Frederick County, Maryland, after first giving, however, at least three weeks public notice of the time, place, manner and terms of sale, by advertisement inserted at least once a week in some one or more of the newspapers published in Frederick County. And the proceeds of sale shall be applied first to the payment of all costs, charges and expenses of sale, including reasonable council fees, and such commissions to the person or persons making said sale as are usually allowed trustees for making sales of real estate in equity; secondly to the payment of the mortgage debt in full, together with all interest thereon up to the time of payment; and the