

Trust Company or its assignee with interest from date at the rate of Six per cent, payable semiannually, and for the purpose of securing the payment of the said promissory note at the maturity thereof, together with all the interest that may accrue thereon, we the said Orville R. Lescaleet and Catherine M. Lescaleet his wife have agreed to execute these presents:--Now therefore in the consideration of the sum of Five hundred and twenty five dollars, we the said Orville R. Lescaleet and Catherine M. Lescaleet his wife do grant and convey unto the said Union Bridge Banking and Trust Company, all those tracts and parcels of land, situate, lying and being in Woodsboro District, Frederick County, Md. being two small tracts of land and containing in the aggregate four acres of land more or less, and being the same tracts of land that was conveyed by George M. Mentzer and Clara S. Mentzer his wife to said Orville R. Lescaleet and Catherine M. Lescaleet his wife by deed bearing date February 19th, 1910 and duly recorded in Liber H.W.B.No. _____ Folio _____ as by reference thereto will more fully appear, Together with all the buildings and improvements thereon; and appurtenances and advantages, thereto belonging or in any wise appertaining. Provided, that if we the said Orville R. Lescaleet and Catherine M. Lescaleet his wife, our Executors, Administrators and assigns, shall pay or cause to be paid to the said Union Bridge banking and Trust Company of Carroll County, Md. or its assignee, the said promissory note, at the maturity thereof, together with all the interest that may accrue thereon according to the tenor and the effect thereof, then this mortgage shall be void. Provided that until default be made in the payment of the said promissory note as aforesaid, or of the interest due thereon, the said Orville R. Lescaleet and Catherine M. Lescaleet his wife, shall possess the mortgaged premises as of their present estate therein. But if default be made in the payment of said note, at the maturity thereof, or in the payment or in the payment of any one installment of interest thereon when due and payable by the terms and conditions thereof, then it is hereby agreed that the whole mortgage debt shall become due and payable whether the same shall have matured by the terms thereof or not, and it shall be lawful for the said Union Bridge Banking and Trust Company, of Union Bridge Carroll County, Maryland, or its assignee or for Silas D. Senseney or his duly constituted Attorney, to sell the said Mortgaged premises at the Court House in Frederick City, Md. by public sale for cash, after giving at least Twenty days notice of the time place manner and terms of sale in some newspaper published in Frederick County, for three successive weeks prior to the day of sale; and shall apply proceeds of sale, including, first, to the payment of all expenses, costs, charges of sale, including a commission to the party making sale of said property equal to the commission allowed trustees for making sale of property by virtue of a decree of a Court of Equity having jurisdiction in the State of Maryland, and also including reasonable council fees, and then to the payment in full of said note, and all the interest due thereon up to the time of payment and lastly the surplus if any shall be paid to the said Orville R. Lescaleet and Catherine M. Lescaleet his wife or their assigns. And the said Orville R. Lescaleet and Catherine M. Lescaleet his wife hereby covenants with the said Union Bridge Banking and Trust Company of Union Bridge Maryland, that they will cause the buildings on the said mortgaged premises to be insured from loss by fire, in some safe insurance Company in a sum not less than Five Hundred Dollars. Will during the continuance of this mortgage keep the same insured pay the premiums thereon and assign the policy of Insurance over to the said Union Bridge Banking and Trust Company as a further security for the payment of said Mortgaged debt. Witness our hands and seals.

TEST: Frank J. Shriver.

State of Maryland, Carroll County, to-wit:-

Orville R. Lescaleet (SEAL)
 Katherine Montriet Lescaleet
 (SEAL)

I hereby certify that on this 26th day of February in the year Nineteen Hundred and ten before me a Notary Public of the said State and county aforesaid personally appeared Orville R. Lescaleet and Catherine M. Lescaleet his wife and did each acknowledge the