

Provided that if the said Charles F. Care his heirs personal representatives or assigns shall pay on or before the first day of June, in the year Nineteen hundred and One to the said The Real Estate and Improvement Company of Baltimore City the sum of Seventy five dollars with interest payable monthly at the rate of six per cent per annum from the first day of June 1883, said payment to be made by monthly installments of at least One dollar and fifteen cents including interest beginning for the first installment upon the first day of July A.D. 1883, and shall make no default in any agreement covenant or condition of this Mortgage then this Mortgage shall be void.

And it is agreed that until default in the premises the said Charles F. Care shall hold possession of the property herein Mortgaged, But in the event of three of the above mentioned monthly installments being due and unpaid or if default in any agreement, covenant or condition of this mortgage the entire mortgage debt intended to be secured hereby shall be deemed due and demandable and these presents are hereby declared to be in trust to Samuel R. Barr of Baltimore City is hereby authorized and empowered to sell the property herein granted or so much thereof as may be necessary, and to convey the same to the purchaser or purchasers thereof which sale shall be made upon giving at least twenty days notice of the time place manner and terms of sale in some newspaper published in Frederick County, and in the event of a sale under the powers hereby granted the proceeds to apply First to the payment of all expenses incident to the sale, Secondly to the payment of all claims of the said Mortgage its successors and assigns of this Mortgage, whether the same shall have matured or not, and as to any surplus to pay it over to the said Charles F. Care, And the said Charles F. Care for himself his heirs executors administrators and assigns with covenant that he will pay the entire mortgage debt hereby secured and will make the monthly payments above mentioned, that he will pay all taxes assessments public dues and charges levied or to be levied by law upon the property hereby mortgaged or upon the debt hereby secured, That he will insure and pending the existence of this Mortgage will keep insured against loss by fire the buildings upon the ground hereby mortgaged to the amount of at least seventy five dollars and will cause such policy of insurance to be so framed or endorsed as in case of fire to insure to the extent above named to the benefit of the said mortgagee herein its successors and assigns. Witness our hands and seals

Charles F. Care (SEAL)
Areana S. Care (SEAL)

Test:- E.C. Shafer.

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

I hereby certify that on this 7th day of July in the year Eighteen hundred and Ninety three before me the subscriber a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Charles F. Care and Areana S. Care his wife, and did acknowledge the foregoing Deed to be their respective act and deed.

And now at the same time before me personally appeared also Samuel T. Miller, agent of the within named Mortgage and made oath in due form of law that the consideration set forth in the foregoing Mortgage is true and boni fide as therein set forth, and said Samuel T. Miller further made oath in due form of law that he is the agent of the said Mortgagee and duly authorized to make this affidavit.

Edward C. Shafer
Notary Public.

(Place of Notarial
Seal)

For value received the Real Estate and Improvement Company of Baltimore City, hereby assign the within Mortgage to Areana S. Care without recourse, In witness whereof the said The Real Estate and Improvement Company of Baltimore City, has caused its corporate name to be hereunto signed by Geo. Dobbin Penniman, its Vice-President, and its duly attested Corporate seal to be hereunto affixed this 18th day of March, A.D. 1914.

THE REAL ESTATE AND IMPROVEMENT COMPANY OF BALTIMORE CITY, by

Geo. Dobbin Penniman
Vice-President

Attest:- C.W. Woolford.
Secretary.

(Place of Corporate Seal)

Assignment recorded March 23rd. 1914.

Test:- Harry W. Bowers, Clerk.