

Lippy and Nora Emma Lippy, his wife, William Henry Lippy and Ann Louisa Lippy, his wife and Charles E. Lippy Mollie L. Lippy and Emma S. Lippy are all jointly and severally indebted unto Sarah Ann Bixler, wife of Uriah Bixler, of Carroll County, in the State of Maryland, in the full and just sum of twelve hundred dollars, current money, this day paid to them by the said Ann Sarah Bixler on their joint and several promissory note of even date with these presents for the said sum of twelve hundred dollars and payable to the order of the said Sarah Ann Bixler one year after date, with interest from date at the rate of four and one-half per centum per annum;

And whereas a certain Michael H. Lippy, late of Frederick County, in the State of Maryland, deceased, died ~~intestate~~ and in and by his last will and testament duly admitted to probate by the Orphans' Court of Frederick County, in the State of Maryland, and now of record in the office of register of Wills for Frederick County, Maryland, in one of the Books for Recording Wills, the said Michael H. Lippy, deceased, devised and bequeathed all his real and personal property to his wife, the said Ellen Lippy, for and during her natural lifetime, and after her death "it shall all be equally divided between all of my children, share and share alike without abatement;"

And whereas the said Ellen Lippy is the widow of the said Michael H. Lippy deceased, and the said Annie K. Buffington, wife of John M. Buffington, Irving Michael Lippy, William Henry Lippy, Charles E. Lippy, Mollie A. Lippy and Emma S. Lippy all are children of the said Michael H. Lippy, deceased, and with said widow, Ellen Lippy, are beneficiaries under the said last will and testament of the said Michael H. Lippy, deceased:

And whereas the said parties grantor to this deed are desirous to protect from loss the said Sarah Ann Bixler and to secure the loan so as aforesaid made to them by her, and do therefore execute these presents.

Now, therefore, this deed of mortgage and assignment witnesseth, that for and in consideration of the premises and of the sum of one dollar, the receipt whereof is hereby acknowledged, the said Ellen Lippy, Annie K. Buffington and John M. Buffington, her husband, Irving Michael Lippy and Nora Emma Lippy, his wife, William Henry Lippy and Ann Louisa Lippy, his wife, Charles E. Lippy Mollie A. Lippy and Emma S. Lippy do hereby grant and convey, assign, release, transfer, make over, confirm and quit claim unto and to the said Sarah Ann Bixler, her heirs, personal representatives and assigns, all the right, title, interest, claim, demand and estate, of the said parties grantors, and every of them, at law and in equity, and whether the same be personal or realty or by way of bequest or devise, in and to all and singular the tract or parcel of land situated in Frederick County, in the State of Maryland, and containing one hundred and seventy-seven acres, three roods and thirty-six square perches of land, more or less, and being the same tract or parcel of land that the said Michael H. Lippy, deceased, designated and described as "the farm lying and being near Juhnsville", and being furthermore the same tract or parcel of land mentioned and conveyed in the mortgage deed of Michael H. Lippy and Ellen Lippy, his wife, to Jacob H. Diehl, bearing date April 1st, 1896, and Recorded among the Land Records of Frederick County in Liber J.L.J. No. 13, folio 193 etc., and being furthermore the same land mentioned and conveyed in the deed to Michael H. Lippy of Theodore N. Hoffman and William O. Hoffman, executors of Jacob Hoffman, deceased, bearing date March 23rd, 1896, and recorded as aforesaid in Liber J.L.J. No. 11, folio 719 etc. Together with all the buildings and improvements thereon, and the rights, roads, ways, waters, privileges and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the above described property, with the appurtenances aforesaid and the interest of the parties grantors in said real estate above mentioned under the said last will and testament of said Michael H. Lippy, deceased, whether the same