

hundred dollars, now due and owing from said George E. Brooks unto the said THE REAL ESTATE AND IMPROVEMENT COMPANY OF BALTIMORE CITY, the said George E. Brooks and Sarah E. Brooks, his wife, do grant unto the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns, all that piece or parcel of ground situate in Frederick County in the State of Maryland, bounded and described as follows: All that parcel or lot of land situate, lying and being in the town of Brunswick, Frederick County, State of Maryland, and being known and designated as lot No. One hundred and seventy four (174) West of Maple Avenue, on the plat of C.M. Wenner's Second Addition to Brunswick, which said plat is recorded in Liber W.I.P. No. 13, folio 394 and 395, one of the Land Records of Frederick County, said lot or parcel of land being further described as follows: Beginning on the South West corner of Sixth Street and the twelve (12) foot alley first west of Maple Avenue (being a point on the South side of Sixth Street one Hundred and Eighty Seven (187) feet West of the South-west corner of Maple Avenue and Sixth Street), and running thence southerly One hundred and forty-four (144) feet along the west side of said alley to the north side of the twelve (12) foot alley first south of Sixth Street; thence westerly along the north side of said last mentioned alley Fifty (50) feet; thence northerly parallel with the alley first mentioned One hundred and forty-four (144) feet to the south side of Sixth Street; thence easterly along the south side of Sixth Street Fifty (50) feet to the place of beginning. Being the same property conveyed unto the said George E. Brooks, by Roy B. Wenner Company by deed dated and recorded prior hereto among the Land Records of Frederick County aforesaid.

TOGETHER with the improvements thereon, and the rights and appurtenances thereto belonging or in any wise appertaining,

PROVIDED: that if the said George E. Brooks his heirs, personal representatives or assigns, shall pay, on or before the first day of July in the year Nineteen Hundred and Seventeen, to THE REAL ESTATE AND IMPROVEMENT COMPANY OF BALTIMORE CITY the sum of Five hundred dollars, with interest thereon, payable monthly, at the rate of Six per cent, per annum, from the first day of July, A.D. 1909; said payments to be made by monthly installments of at least Seven dollars and fifty cents, including interest, beginning for the first installment on the first day of August, A.D. 1909, 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 George E. Brooks shall hold possession of the property herein mortgaged. But in the event of three of the above mentioned installments being due and unpaid, or of 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, and 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, including reasonable counsel fees, and such commissions to the person making said sale as are usually allowed Trustees for making sale of real estate in Equity; SECONDLY, to the payment of all claims of the said mortgagee, its successors and assigns under this Mortgage, whether the same shall have matured or not; and as to any surplus to pay it over to the said George E. Brooks AND THE SAID George E. Brooks for himself, his heirs, executors, administrators