

No. 9837. #qu'ty.

State of Maryland, Frederick County, to wit;-

I hereby certify that the foregoing is a true Copy of the deed from Catherine Cashour and Jacob Cashour her husband, to Joseph H. Runkles, as taken from Liber W\_I,P, No,11 folio 642, one of the Land records of Frederick County, Md.

In Testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court, for Frederick County, Md, this 3rd day of September A,D, 1918,  
Eli G. Haugh,

clerk of the Circuit Court for Frederick County, Md.

.....  
Exhibit 'C.

At the request of Roderick D, Hobbs, the following Mortgage, is received for record and recorded September 23, 1980, at 11.0 'clock -45 minutes.  
A.m.

Test; W, Irving Parsons, Clerk.

This Mortgage, made this 23rd day of September in the year Eighteen and Ninety by Joseph H, Runkles and Emily A, Runkles his wife both of Frederick County, and State of Maryland, Witnesseth Whereas, the said Joseph H. Runkles has borrowed from Frederick the said Joseph H. Runkles has borrowed, from Roderick D, Hobbs, of said Frederick County, the sum of Two thousand Dollars, to be repaid at the expiration of Four years, from the date hereof with interest, at the rate of five per cent per annum to be paid in advance, to secure the payment, of which sum with interest as aforesaid, these presents are executed, Now Therefore this Mortgage Witnesseth, that in consideration of the premises and of the sum of One Dollar the said Joseph H, Runkles, and Emily A, Runkles his wife, do grant unto the said Roderick D. Hobbs, his heirs, and assigns all that tract of land, situated and lying in said Frederick County, and particularly described as follows, to wit;- all that land which was conveyed to Joseph H. Runkles. aforesaid by Samule Runkles Hry C, Runkles and Walter Runkles and wife by deed, dated the twentieth day of December A,D, Eighteen Hundred and Eighty One, Said Deed being duly recorded in Liber A,F, No,4, folio 426, one of the land records of Frederick County, aforesaid, together with the improvements, thereon, and the rights, and appurtenances, thereto belonging or appertaining, to have and to hold, the above granted property, unto the said Roderick D, Hobbs, his heirs and assigns forever in fee simple, provided that if the said Joseph H. Runkles, his heirs or assigns shall well and truly pay or cause to be paid or cause to be paid to the said Roderick D, Hobbs, the aforesaid sum of two Thousand Dollars, with interest as aforesaid, when and as the same shall become due and payable, and demandable, and shall perform the covenants herein on his or their part to be performed, then this Mortgage shall be void, and it is agreed that until default be made in premises the said Joseph H. Runkles, his heirs or assigns shall possess the aforesaid property upon paying in the meantime all taxes and assessments public dues and charges of every kind levied or assessed on said hereby mortgaged property and on the mortgage debt and interest hereby intended to be secured which taxes assessments, public dues and charges mortgage debt and interest, the said Joseph H. Runkles for himself his heirs & assigns does hereby covenant to pay when legally demandable, as herein provided but if default be made in the payment of said money or the interest thereon as specified or any part of either of them at the time limited for the payment of the same or in any covenant or condition of this Mortgage then the entire debt shall be deemed due and demandable, and it shall be lawful for the said roderick D. hobbs his heirs or assigns or Ulysses Hobbs, his Attorney or agent at any time after default to sell the property hereby Mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incurred in making such sale and to grant and convey the said property to the purchaser or purchasers, thereof. his her or their heirs or assigns, and the said sale, shall be made after giving twenty days notice of the time ,place manner and terms of sale in some newspaper printed in said Frederick County, and in the event of the sale of the said property, hereby Mortgaged under the powers hereby granted the proceeds arising from such sale shall be applied first to the payment of all expenses incident to such sale, including a commission to the party making such sale, of said property equal to the commission allowed Trustess for making sale of property, having Equity Jurisdiction, in the State of Maryland, and of such Counsel fes as shall be reasonable in similar proceedings, Secondly to the Payment of all claims of the said Mortgagee, his personal representatives or assigns, under this mortgage whether the same shall have matured or not, and the surplus shall be paid to the said Mortgagor his personal representatives or to whosoever may be entitled to the same, and the said Joseph H. Runkles for himself his heirs and assigns does further covenant to insure and pending the existence of this mortgage. to keep insured the improvements on the hereby Mortgaged land, to the amount of at least twelve hundred dollars, and to cause the policy