

No. 10277 Equity,

urity, thereof and all the interest that may accrue thereon, according to the tenor and effect thereof, I, the said Mary^E/Hanlon, do hereby agree to execute these presents,.

NOW THEREFORE in consideration of the above recited premises and the sum of five Dollars, the receipt whereof is hereby acknowledged, I the Said Mary E, Hanlon, do hereby grant, in fee simple, unto the said George Willis Zimmerman, all the following described tract or parcel of land, together with the buildings, and improvements thereon, and all rights, ~~interest~~ ~~belonging~~ ~~situated~~ ~~in~~ ~~new~~ ~~market~~ election district in Frederick county, Maryland, containing 28 acres of land more or less, and being the same land, that was conveyed to the said Mary E, Hanlon, by deed from Sarah J, Kunkle and Joseph Kunkle, her husband, dated March 11th 1902, and Recorded in Liber D,H.H. No.13 Folio 287 one of the Land Records of Frederick County, Maryland,

PROVIDED that if I the said Mary E, Hanlon, my heirs personal representatives or assigns, shall pay or cause to be paid, to the said George Willis Zimmerman, his heirs personal representatives or assigns, the said promissory Note, at the maturity thereof, with the interest that may accrue Thereon according to the terms and Conditions thereof then this Mortgage shall be void,

PROVIDED FURTHER that until default shall be made in the payment, of said note, and the interest thereon, as aforesaid, the said Mary E, Hanlon, shall occupy and possess the said Mortgaged premises as of her present estate, therein,

But if Default, shall be made in the payment of the said promissory note, at the maturity thereof, or if default shall be made in the payment of installment of interest thereon when the same shall become due and payable, by the terms thereof or if default shall be made in any of the Covenants hereinafter contained, then it is hereby agreed, that it shall then be lawful for the said George Willis Zimmerman his heirs personal representatives or assigns, to sell the said Mortgaged premises at the Court House Door, in Frederick City, Md, by Public Auction for cash, First giving notice by Advertisement inserted in some newspaper, published in Frederick County, setting forth the time, place, manner and terms of sale, once a week for three successive weeks, prior to the day of sale, and the proceeds of sale shall be applied as follows, First to the Payment of All costs, charges and expenses, of sale, including Counsel fees, and such commissioners, to the person persons making said sale, of real estate in Equity, Secondly to the payment of in full of said promissory note, and all the interest thereon, up to the time of payment, and lastly the surplus if any there be, shall be paid to the said Mary E, Hanlon, or her assigns, And the said Mary E, Hanlon, do hereby covenant that she will cause the buildings on said property to be insured against loss by fire, in some safe and reliable fire insurance Company, in a sum of not less, Seven Hundred Dollars, that during the continuance of this mortgage, she will keep the same insured, pay the premiums thereon and will assign the policy of Insurance over to the said George Willis Zimmerman, or cause the same to be done, for his use or the use of his assigns, as additional security, for the payment of said debt,

Witness my hand and seal

test;

H.H.Maulsby,

Mary E, Hanlon, (seal)

State of Maryland, Frederick County, to wit;
I hereby certify that on this seventh day of February in the Year Nineteen hundred and seventeen, before me the subscriber a Justice of the Peace of the State of Maryland, in and for Frederick County, Personally appeared Mary E, Hanlon, the above named Mortgagor and did acknowledge the above and foregoing deed of Mortgage to be her act and at the same time before me the subscriber aforesaid personally appeared George Willis Zimmerman, the above named Mortgagee, and made oath in due form of law, that the consideration stated in the above and foregoing Mortgage is true and bona fide, as therein set forth, and also made oath in due form of law, that he has not required the mortgagor her agent or attorney or any person for the said mortgagors to pay the tax levied upon the interest covenanted to be paid in advance, nor will he, require the same to be paid by said Mortgagor or any person for her during the existence of this Mortgage.

H.E.Maulsby,
Justice of the Peace