No. 10621 Equity.

ORDER TO DOCKET SUIT.

T.Lyde Mason,Jr.Assignee	"	In the Circuit Court
	"	
Vs.	"	of Frederick County.
	"	
Mary M.Stephens,and	"	In Equity.
Titus L.Mason,Administrator	"	
in the estate of Mary M.	"	
Stephens,deceased.	"	

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Mr. Clerk;

Please docket suit in above case and file the accompanying mortgage from Mary M. Stephens to John S.Mason,dated September 19th,1921,and recorded among the Land Records of Frederick County,In Liber No.337,Folio 111 &c,as Plaintiff's Exhibit A.

Leslie N.Coblents
T.Lyde Mason Jr.
Assignees.

(Fil d September 23,1922)

PLAINTIFF'S EXHIBIT "A"

This mortgage,made this 19th day of September,in the year nineteen hundred and twenty-one,by me, Mary M.Stephens,unmarried,of Frederick County,Maryland,Witnesseth;-

Whereas,the said Mary M.Stephens now stands indebted unto John S.Mason,of New Market,in said Frederick County,Maryland,in the sum of thirteen hundred dollars,as evidenced by her promissory note of even date herewith,payable one year after date with interest at the rate of six per cent per annum,payable semi-annually;and to better secure the payment of said debt and interest,these presents are executed.

Now,therefore,in consideration of the premises and the sum of five dollars to me paid,I,the said Mary M.Stephens,do hereby grant and convey,in fee simple,unto the said John S.Mason,all the following real estate located in New Market,in said Frederick County,Maryland,to wit;

Beginning for the same at the intersection of the Southern margin of the State Road and the western margin of the first alley West from the Monrovia Road,and running thence westerly with the southern margin of said State Road,sixty-six feet;thence in a southerly direction and parallel with the western margin of said alley,three hundred and thirty three feet to the northern margin of another alley,one perch wide;(both said alleys to be used in common) thence in an easterly direction with the northern margin of said last mentioned alley sixty-six feet,more or less to the western margin of said first mentioned alley;and thence in a northerly direction and with the said western margin of the said alley,mentioned first above,three hundred and thirty-three feet,more or less to the beginning. Being the same lots of land which were conveyed to me from Nancy Stephens, by deed dated July 8,1870,and recorded in Liber C.M.No.5 at folio 401,one of the land records for said Frederick County;and being the same real estate of which I,the said Mortgagor,have been adverse,continuous and exclusive possession of for more than twenty years,

Together with the improvements thereon and all rights,ways and easements thereto belonging or appertaining. Provided,however,that if the said mortgagor shall pay the said mortgage debt of thirteen hundred dollars,together with the interest thereon to accrue,when the same shall be due and payable,and shall perform all other covenants and conditions herein on her part to be performed,then this mortgage shall be void.

And the said mortgagor hereby covenants that she will pay said mortgage debt and the interest thereon to accrue when the same shall be due,and will pay all taxes and assessments against said property and will have the improvements on the said land insured for the benefit of the mortgagee to the extent of his claim hereunder.

And it is agreed that until default be made in the premises,the said mortgagor shall possess the aforesaid property as their present estate therein.