

said parties of the first part unto the said The Real Estate and Improvement Company of Baltimore City, the said parties of the first part do grant and convey unto the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns, All that piece of ground situate, lying and being in Frederick County, State of Maryland, at or near the town of Brunswick, and described as follows; Beginning at a point on the east margin of Maryland Avenue, four hundred and forty (440) feet north of the northeast corner of Maryland Avenue and Middle Street as shown on plat hereinafter referred to, and running northerly along the east side of Maryland Avenue forty-five (45) feet to a point; thence easterly on a line parallel to the north side of Middle Street, and at a uniform distance of four hundred and eighty-five feet therefrom, one hundred and fifty (150) feet to the west side of a fourteen (14) foot alley; thence southerly along the west side of said Alley, forty-five (45) feet, thence westerly on a line parallel to the second line, one hundred and fifty (150) feet to the place of beginning. Being lot number twelve (12) as shown on the plat of the Brunswick Industrial Company's Addition to the Town of Brunswick, in Frederick County, Maryland, prepared by Preston E. Miller, Surveyor, dated August 24th, 1906, and recorded in Liber S. T. H. No. 276, folio 186, one of the Land Records of Frederick County.

Being the same property conveyed unto the said Henry H. Shafer and Ida E. Shafer, his wife, by Leven E. Cooper and Myrtle P. Cooper, his wife, by deed dated and recorded prior hereto among the Land Records of Frederick County aforesaid.

TOGETHER with the improvements thereon, and the rights, privileges and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises unto and to the proper use and benefit of the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns in fee simple.

PROVIDED that if the said parties of the first part their heirs, personal representatives or assigns, shall pay to the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, the said sum of Thirteen hundred and fifty dollars, with interest thereon, at the rate of six per centum, in monthly installments of at least Twenty dollars and twenty-five cents, including interest, beginning for the first installment thereof on the first day of February 1920, 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 be made in any agreement, covenant or condition of this Mortgage (but not thereafter), the said parties of the first part their heirs, personal representatives and assigns, shall have possession of the property above described, upon paying in the meantime the monthly installments above mentioned, and all taxes, assessments, ground rent, public dues and charges, levied or assessed or to be levied or assessed on the said mortgaged property, or on the mortgage debt or interest, which entire mortgage debt and interest, taxes, assessments, ground rent, public dues and charges, the said parties of the first part for themselves, their heirs, personal representatives and assigns covenant to pay when legally due, and upon payment thereof to exhibit the receipted bills therefor to the said The Real Estate and Improvement Company of Baltimore City, or its agents at its place of business.

AND IT IS FURTHER AGREED, that in the event of three of the above mentioned monthly installments being due and unpaid, or of default in any agreement, covenant or condition of this Mortgage, the entire mortgage debt intended to be hereby secured, shall be deemed to be due and demandable and it shall be lawful for the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, or William M. Kennedy of Baltimore City its or their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest, taxes, ground rent and other charges advanced, as hereinafter stated, and all costs incurred in making such sale, including council fees and commissions, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs, personal representatives and assigns, which sale shall be made in the manner following, viz; Upon giving