

EXHIBIT "M"

At the request of The Real Estate and Improvement Company of Baltimore City the following Mortgage is received for record and recorded July 26th, 1921, at 2.45 o'clock P.M.

Test;- Eli G. Haugh, Clerk.

THIS MORTGAGE, Made this 23rd day of July in the year nineteen hundred and twenty-one by Harry H. Shafer and Ida E. Shafer, his wife, for herself and as the wife of the said Henry H. Shafer of Frederick County, in the State of Maryland, parties of the first part, and The Real Estate and Improvement Company of Baltimore City, a corporation, duly incorporated under the laws of the State of Maryland, party of the second part.

WITNESSETH; That in consideration of the sum of Four Hundred and twenty-five dollars, now due and owing from the said parties of the first part to the said The Real Estate and Improvement Company of Baltimore City, the said parties of the first part 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, 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 north east 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 (485) 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. 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 R. Cooper, his wife, by deed dated January 27th, 1920, and recorded January 31st, 1920 among the Land Records of Frederick County aforesaid, in Liber No. 329, folio 431.

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 Four hundred and twenty-five dollars with interest thereon, at the rate of six per cent, per annum, in monthly installments of at least Five dollars and thirty fove cents, including interest, beginning for the first installment thereof on the first day of August 1921, 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