

the receipt whereof is hereby acknowledged, we the said Isaac J. Houck and Caroline C. Houck his wife, do hereby grant in fee simple unto the said Thomas F. Castle all the following described tracts or parcels of land with the improvements thereon, situated, lying and being in Frederick County, State of Maryland, and being in two separate tracts of land, 1st, all that tract or parcel of land that was conveyed to the said Isaac J. Houck by deed from Peter Houck bearing date the 4th day of December, 1882 and recorded in Liber A.F. # 5 folio 590 &c, one of the Land Records of Frederick County, Md, containing 30 acres 3 roods and 8 perches of land, more or less, 2nd, all that tract or parcel of land, that was conveyed to the said Isaac J. Houck by deed from Cornelius I. Rice and wife, bearing date on the 13th, day of February, 1894 and recorded in Liber J.L.J. # 11. folio 620 one of the land Records of Frederick County, Maryland, containing 17 acres of land more or less, and two separate tracts of land hereby intended to be conveyed containing in the aggregate 47 acres 3 roods and 8 perches of land more or less.

Provided that if we the said Isaac J. Houck and Caroline C. Houck his wife, our executors, administrators or assigns shall pay or cause to be paid to the said Thomas F. Castle his executors, administrators or assigns the said promissory note at the maturity thereof together with all 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 the said promissory note and the interest thereon as aforesaid, the said Isaac J. Houck and Caroline C. Houck his wife, shall occupy and possess the said mortgaged premises as of their 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 any one installment of interest thereon when the same shall become due and payable by the terms and conditions 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 Thomas F. Castle his executors, administrators or assigns to sell the said mortgaged premises at the Court House door in Frederick City, Md., at Public Auction for cash. First giving notice by advertisements inserted in some newspaper published in Frederick County, Md, 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 the payment of all costs, charges and such commissions to the person making such sale as are usually _____ trustees for making sale of real estate in Equity, Secondly, to the payment in full of the said promissory note and all the interest due thereon up to the time of payment, and lastly the surplus if any shall be paid to the said Isaac J. Houck of his assigns.

And the said Isaac J. Houck and Caroline C. Houck his wife, do hereby covenant that they will cause the buildings on said property to be insured from loss by fire in some safe and reliable insurance Company, in a sum of not less than Five hundred dollars, that during the continuance of this mortgage they will keep the same insured pay the premiums thereon and will assign the policy of insurance over to the said Thomas F. Castle or cause the same to be entered to his use or the use of his assigns as a further and additional security for the payment of the said Mortgage debt.

Witness our hands and seals.

Test; - Leslie Cramer.

Isaac J. Houck (seal)

Caroline C^{her}X Houck (seal)
mark

State of Maryland, Frederick County, to-wit; -

I hereby certify that on this 6th day of March in the year Eighteen Hundred and ninety nine, before me the subscriber a Notary Public of the State of Maryland, in and for Frederick County duly commissioned and qualified, personally appeared Isaac J. Houck and Caroline C. Houck his wife, the above named Mortgagors and did each acknowledge the above and foregoing deed of Mortgage to be their respective act, and at the same time before me the subscriber personally appeared Thomas F. Castle the above named mortgagee and made oath in due form of law that the consideration as stated is true and bona fide as therein set forth, And also made oath on the Holy Evangely of Almighty God that he has not required the Mortgagors their agent or attorney nor any one of them to pay the tax levied upon the interest covenanted to be paid, in advance, nor will he require the same to be