

promissory note of said Raymond C. Myers and Matilda M.P. Myers, his wife, for said sum of Eight thousand (\$8,000.00) dollars, of even date herewith payable three years after date, with interest from date to John E. Houck and Ida Julia Houck, his wife, or order at six per centum per annum, the interest payable semi-annually, and whereas the said Raymond C. Myers and Matilda M.P. Myers, his wife, have agreed to secure payment of said promissory note and all interest due thereon by the execution and delivery of this Mortgage:-

NOW, THEREFORE, in consideration of the premises and the sum of five (\$5.00) dollars, in current money, this date paid unto us, we, the said Raymond C. Myers, and Matilda M.P. Myers, his wife, do hereby grant and convey unto the said John E. Houck, and Ida Julia Houck, his wife, all that real estate, situate, lying and being in Woodville District, Frederick County, in the State of Maryland, situated near Plane Number 4, and being all the real estate as described in the deed from John E. Houck and Ida Julia Houck, his wife, to Raymond C. Myers, and Matilda M.P. Myers, his wife, dated April 3rd, in the year 1922, and recorded among the Land Records of Frederick County, Maryland, in the office of the Clerk of the Circuit Court of said County, before the recording of this Mortgage, said real estate consisting of about ninety (90) acres of land, more or less, and as described in said deed.

TOGETHER WITH the buildings and improvements thereon and the rights, roads, ways, water privileges appurtenances and advantages, 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 John E. Houck, and Ida Julia Houck, his wife, and their heirs and assigns forever.

PROVIDED that if the said Raymond C. Myers, and Matilda M.P. Myers, his wife, or their heirs, personal representatives or assigns, shall well and truly pay or cause to be paid the aforesaid sum of eight thousand (\$8,000.00) Dollars, and all interest thereon accrued, when and as the same be due and payable, and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void.

AND it is agreed that, until default be made in the premises, the said Raymond C. Myers and Matilda M.P. Myers, his wife, or their heirs shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public debts and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues, charges, mortgage debt and interest, the said Raymond C. Myers, and Matilda M.P. Myers, his wife, for themselves and their heirs, personal representatives and assigns, do hereby each covenant to pay when legally demandable.

But if default be made in the payment of said money, or the interest thereon to accrue in any part either of them, at the time limited for the payment of the same, or in any agreement covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the said John E. Houck and Ida Julia Houck, his wife, or either of them, or for their personal representatives or assigns, or for Jacob Rohrback as 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 and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, and which sale shall be made in the manner following; viz; upon giving twenty day's notice of the time, place, manner and terms of sale, in some newspaper printed in Frederick County, and such other notice as by the said Mortgagees, their personal representatives or assigns may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted, the proceeds arising from such sale, to apply; First, to the payment of all expenses incident to such sale, including