

EXHIBIT "A"

This Mortgage, made this 30th day of March, in the year Nineteen Hundred and Twelve, by us, Daniel C. Grove and Lydia C. Grove, his wife, of Frederick County, State of Maryland, W I T N E S S E T H :- That whereas the said Daniel C. Grove and Lydia C. Grove, his wife, now stand indebted unto Howard M. Huffer and Emma C. Huffer, his wife, of Frederick County, Maryland, in the sum of Fourteen Thousand and Five Hundred Dollars, (\$14,500.00), upon their joint and several promissory note bearing even date herewith payable to the order of the said Howard M. Huffer and Emma C. Huffer, his wife, twelve months, with interest from date at the rate of five per cent. per annum, interest payable semi-annually; and for the better securing the payment of the said promissory note at maturity, with all interest due thereon, and for the further consideration of the sum of One Dollar paid by the said Howard M. Huffer and Emma C. Huffer, his wife, to the said Daniel C. Grove and Lydia C. Grove, his wife, the receipt of which is hereby acknowledged, we, the said Daniel C. Grove and Lydia C. Grove, his wife, do hereby grant in fee simple unto the said Howard M. Huffer and Emma C. Huffer, his wife, all the following described tracts or parcels of land, to-wit:-

All those three tracts or parcels of land situate, lying and being in Jefferson District, Frederick County, Maryland, the first containing 208 1/2 Acres, more or less, the second containing 36 Acres, 3 Roods and 13 Perches, more or less, and the third containing 8 Acres, more or less, and more particularly described in a deed from Mollie C. Buxton and F. Vernon Buxton, her husband, to the said Daniel C. Grove and Lydia C. Grove, his wife, dated August 18th, 1921, and recorded in Liber H.W.B. No. 298, folio 88 etc., one of the Land Records of Frederick County, as by reference thereto will more fully and at large appear.

TOGETHER with all and singular the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or appertaining.

PROVIDED, that if the said Daniel C. Grove and Lydia C. Grove, his wife, their personal representatives or assigns, shall pay the said promissory note at maturity, with all interest due thereon, or any renewal thereof, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be null and void.

AND further provided, that until default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof, or in the payment of any installment of interest thereon when the same is due according to the tenor of said promissory note, the said Daniel C. Grove and Lydia C. Grove, his wife, shall possess the said mortgaged property as of their present estate therein.

And still further provided that if default be made in the payment of said promissory note at maturity, or of any renewal thereof, or in the payment of any installment of interest when the same become due according to the tenor of said promissory note, or in the performance or fulfillment of any covenant or agreement contained herein, then and in either case it shall be lawful for the said Howard M. Huffer and Emma C. Huffer, his wife, their personal representatives and assigns to sell the said property and premises hereby mortgaged in front of the Court House door in Frederick City, Maryland, by public auction, for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, once a week, prior to the date of sale, and to apply the proceeds of sale to the payment, in the first place of the expenses attending the sale, including the usual Chancery commissions and a reasonable counsel fee for filing bond, report of sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, whether the same be due and payable according to the tenor of said promissory note or not, and