"EXHIBIT NO.1"

At the request of William H.Babylon the following Mortgage is received for record and recorded December 15th,1919 at 9.50 O'Clock A.M. Test;- Eli G.Haugh,Clerk.

THIS MORTGAGE,Made this 11th day of December,A.D.1919,by us,John M.Warrenfeltz and Annie O. Warrenfeltz,his wife,both of Frederick County,Maryland,.

WITNESSETH;- That for and in consideration odftthe sum of Twenty-Five Hundred ($2500.00) Dollars,owing by us to William H.Babylon,Mortgagee,as the balance due on the purchase price of the property hereinafter described,we, the said John M.Warrenfeltz and Annie O.Warrenfeltz do hereby grant and convey unto the said William H.Babylon,Mortgage,all those two parcels of land situate and lying in Frederick County,State of Maryland,hereinafter more particularly described as follows;-

PARCEL NO.1, Being all that tract of ground situated in Election District No.5,in said Frederick County,about one and one-half (1 1/2) miles northeast of Emmitsburg containing seventy-nine (79) acres,one (1) rood,and one hundred and nineteen (119) perches of land,more or less,and being described as the second tract in a deed of conveyance from J.Bernard Welty and M.Celeste Welty,his wife,to Thomas S.Boyer bydeed dated March 30,A.D.1899 and recorded in Liber D.H.H.No.3 folio 506,one of the Land Records of said Frederick County and being part of the property conveyed by the said Thomas S.Boyer and wife to William H.Boyer,by deed dated December 13th,1900,and recorded in Liber D.H.H.No.7,folio 503,anoth of said Land Records,and being also part of the property conveyed by the said William H.Boyer and wife to John A.W? Matthews,by deed dated May 9,A.D.1901,and recorded in Liher D.H.H.No.11,folio 308,another of of the said Land Records,to all of which above deeds reference is hereby made,for a more accurate description of the property,intended hereby to be conveyed,which said property adjoins the lands of the Factory Farm,Annie W.Gearhart,David Topper,William and Amanda Weigand and others.

PARCEL NO.2, Being all that tract of land situated in Frederick County and adjaining the already described Parcel No.1,on the southwest and also adjoining the lands of Robert Wantz, William and Amanda Weigand,Frederick Welty and others,beginning for the outlines thereof,at a stone planted as a corner of the lands of William Weigand and Frederick Welty,and running thence South six and three tenths (6.3) degrees,East forty-eight (48) perches to a stone,thence North eighty-five (85) degres,East thirty-six (36) perches to a stone thence South seventy-nine (79) degrees,east twenty-eight and five tenths (28.5) perches to a stone,thence North thirty-four (34) degrees,West three and four tenths (3.4) perches to a stone,thence North twenty-four and one-half (24.½) degrees,West forty-five and three tehths (45.3) perches to a stone,thence South eighty-one and one-half (81½) degrees,West forty-five and one-half (45½) perches to the place of beginning,containing thirteen (13) acres,two (2) roods and six (6) perches of land more or less,being the same property which was conveyed to John A.W.Matthews by Pauline Topper and David L.Topper,her husband,by deed dated April 10,A.D.1902,and recorded in Liber H.W.B.No.290,folio 454,another of the Land Records of said Frederick County.

The two parcels of ground above mention being the same property conveyed to William H.Babylon and Rhoda M.Babylon,his wife,by John A.Matthews and wife,by deed dated January 30th,A.D. 1912,and duly recorded in Liber H.W.B.No.298,folio 579 another of the said Land Records ,to which reference is hereby made.

PROVIDED,that if we,the said mortgagors shall pay to the said William H.Babylon,Mortgagee , the said sum of Twenty-Five Hundred ($2500.00) Dollars,one year from the date hereof together with the interest at the rate of six per cent per annum payable,semi-annually,then this mortgage shall be void.

And we,the said Mortgagors hereby covenenant that we will,pay the said sum of Twenty-Five Hundred ($2500.00) Dollars with interest when the same shall become due and payable; to the