

Leslie N. Coblentz
Assignee of Mortgagee.

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

I hereby certify that on this 7th day of August, A.D. 1928, before me, the subscriber, the Clerk of the Circuit Court for Frederick County, Maryland, personally appeared Leslie N. Coblentz, Assignee of Mortgage, and made oath in due form of law that the matters and facts stated in the foregoing Report of Sales are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

WITNESS my hand and Seal the date first above written.

(Filed August 7, 1928)

Eli G. Haugh
Clerk of the Circuit Court for Frederick
County, Maryland.

E X H I B I T "A"

THIS MORTGAGE. Made this 2nd day of March in the year nineteen hundred and twenty-five, by J. Raymond Kendall and Hattie B. Kendall, his wife, residents of Frederick County, State of Maryland.

WITNESSETH, That whereas the said J. Raymond Kendall and Hattie B. Kendall, his wife, are indebted unto Thomas C. Fox of Frederick County, State of Maryland, in the sum of One Thousand, Six Hundred and Fifty Dollars (\$1650.), current money, as evidenced by their joint and several single bill dated of even date herewith, and payable twelve months after date, with interest from date at six per centum per annum to the order of said Thomas C. Fox, and whereas the said Kendall and wife have agreed to secure the repayment of said sum of money by the execution of a mortgage securing the same,

NOW, THEREFORE, In consideration of the premises, and the sum of five dollars (\$500.00) current money, this date paid unto us by the said Thomas C. Fox, we, do hereby grant and convey unto the said Thomas C. Fox, all those tracts, or parcels of land, with the buildings and improvements thereon, and rights and ways thereunto belonging, situated, lying and being in Hauvers District, Frederick County, State of Maryland, and containing in the aggregate 107 acres 1 rood and 37 perches of land more or less, being all and the same property which is more particularly described in a deed from William A. Smith and Edith Smith, his wife, bearing even date with this mortgage, and intended to be recorded among the Land Records of Frederick County, prior to or simultaneously with the recording of this mortgage, as by reference thereto will more fully and at large appear.

PROVIDED THAT, the said J. Raymond Kendall and Hattie B. Kendall, his wife, or their heirs, personal representatives or assigns, shall pay the said sum of money and all interest due thereon, then this mortgage shall be void.

BUT IF DEFAULT shall be made in the payment of said single bill, or any installment of interest due thereon, then it may and shall be lawful for the said Thomas C. Fox, or for his personal representatives or assigns, to sell said mortgaged real estate at public sale, on the premises, for cash, or such other terms as may by the person authorized to sell be deemed most advantageous, but before making sale the person authorized to sell shall give at least three weeks public notice of said sale by advertisement in at least one of the newspapers published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, and the proceeds shall be applied as follows, first, to the payment of all costs and expenses attending said sale, including the usual chancery commissions to the person making said sale, and also counsel fee, second, to the payment of said single bill, and all interest due thereon, and last, to pay the surplus if any, unto the said J. Raymond Kendall and wife.

AND said mortgagors covenant that they will pay all taxes hereafter levied on the mortgaged real estate, and that they will keep the buildings on the mortgaged real estate insured against loss by fire and will assign the policy of insurance to the said mortgagee.

AND it is agreed by the said mortgagors that if the said mortgagee pay any premiums on the aforesaid policy of insurance to keep it alive said amount paid shall become a lien on the mortgaged property and shall be added to the mortgage debt.