

securing the payment of the said promissory note, at maturity, or of any other note or notes that may from time to time be given hereafter in renewal of the same, or any part thereof, we, the said Lynn Browning and Mamie Davis Browning, his wife, Nora B. Davis and A. Windsor Davis, her husband, and Reverdy Browning and Eunice A. Browning, his wife, have agreed to execute this Mortgage. NOW, THEREFORE, in consideration of the premises, and of the sum of One Dollar, current money, paid by the said The Frederick-Town Savings Institution, to the said Lynn Browning and Mamie Davis Browning, his wife, Nora B. Davis and A. Windsor Davis, her husband, and Reverdy Browning, and Eunice A. Browning, his wife, before the delivery of this Mortgage, the receipt of which is hereby acknowledged, we, the said Lynn Browning and Mamie Davis Browning, his wife, Nora B. Davis and A. Windsor Davis, her husband, and Reverdy Browning, and Eunice A. Browning, his wife, do hereby grant in fee simple to the said The Frederick-Town Savings Institution, all the following all the following described pieces and parcels of land, together with the buildings and improvements thereon, and the rights and ways thereunto belonging, situate, lying and being in Frederick County, and described as follows; All that farm land situated, lying and being in New Market District, in Frederick County, in the State of Maryland, the same being part of a tract of land called "Henry and Elizabeth Enlarged", and being the same real estate as described in the Deed from Drusilla Browning et al. to J. Thomas Browning, dated December 3rd, in the year 1853, and recorded in Liber E.S. 9, folios, 58, one of the Land Records of Frederick County, Maryland, then containing 146 acres of land, more or less; and being the same real estate described in the Deed from J. Thomas Browning to Amanda M. Browning, dated December 31st, in the year 1892, and recorded in Liber No. 5, folio 151, one of the Land Records of Frederick County, Maryland, excepting therefrom $4\frac{1}{2}$ acres of land as described in the Deed from J. Thomas Browning and Amanda M. Browning, his wife, to Reverdy Browning, dated June 18th, 1887, and recorded in Liber W.I.P. No. 4, folio 625, one of the Land Records of Frederick County, Maryland; leaving the quantity of land to be 14 $\frac{1}{2}$ acres and 2 roods, more or less; and being the same real estate of which Amanda M. Browning, the mother of said Mortgagors, died seized and possessed on the date November 14th, 1909, and which real estate she devised unto Lynn Browning, Nora B. Davis and Reverdy Browning by her last will and Testament dated May 29th, 1906, and which was admitted to probate by the Orphans Court of Frederick County, Maryland, on the date November 22nd, 1909, and recorded in Liber W.B.C. No. 2, folio 140, etc, one of the Records of Wills in the office of the Register of Wills for Frederick County, Maryland;

PROVIDED that if the said mortgagors their executors, administrators or assigns shall pay to the said The Frederick-Town Savings Institution, or order, the promissory note aforesaid at maturity, or shall pay any renewal thereof when such renewal note shall mature and be payable and keep all the covenants herein on the part of said mortgagors agree to be performed, then this mortgage shall be void.

AND PROVIDED, that until default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof when such renewal note shall mature and be payable, or until default be made in any covenant herein contained, the said mortgagors shall possess the mortgaged premises as of their present estate therein.

AND PROVIDED, That if default shall be made in the payment of the promissory note aforesaid at maturity, or if renewed, default shall be made in the payment of any note or notes given in renewal thereof, when the same shall mature and become payable, then it shall be lawful for Jacob Rohrback, of Frederick, Maryland, or in the event of his death, declination, or inability from any cause, then for J. Marshall Miller, of Frederick, Maryland, as trustee, or in case of their, or his death, or declining to execute said trust, then for any other trustee, to be appointed by order of the Circuit Court for Frederick County, as a Court of Equity, in place of the said Deceased or declining trustee, consent being hereby given by the said Mortgagors, upon petition to be filed by the said mortgagee to said Court, for the appointment of such trustee or for the assignee of said The Frederick-Town Savings Institution, to sell the said property and premises here-