

husband, do hereby grant and convey unto the said George W. Young all those lots or parcels of ground situate, lying and being in Frederick County, State of Maryland, being Lots Numbers Thirty one (31) and Thirty two (32) as laid out on the Plat of Rosemont; which said Plat is recorded in Plat Book S.T.H. Folio 66, one of the Land Records of Frederick County; together with all rights, ways, privileges and appurtenances thereunto belonging, or in any-wise appertaining; subject to a covenant not to build more than one house upon any lot; said house not to cost less than Two Thousand Dollars (\$2000.00) and to set back twenty-five (25) feet from the building line. It being the same real estate heretofore conveyed unto the said Harriet Regina Lescaleet and Gilmore Lescaleet, her husband, by John M. Culler and wife, et al. by deed, bearing date on the Thirteenth day of June, Nineteen Hundred and Twenty-four, and recorded in Liber No. 348, Folio 584, one of the Land Records of Frederick County.

PROVIDED THAT if the said Harriet Regina Lescaleet and Gilmore Lescaleet, her husband, their heirs, personal representatives or assigns, shall pay the promissory note aforesaid at the maturity thereof, together with all interest that may accrue thereon, and shall make no default in any agreement, covenant or condition of this mortgage, then this mortgage shall be void.

PROVIDED FURTHER that until default shall be made in the payment of the promissory note aforesaid at the maturity thereof, or until default shall be made in the payment of said interest semiannually, the said Harriet Regina Lescaleet and Gilmore Lescaleet, her husband, shall occupy and possess the mortgaged premises as of their present estate therein.

BUT IF DEFAULT SHALL BE MADE in the payment of said promissory note when it matures and becomes payable, or if default shall be made in the payment of any one installment of interest thereon, or if default shall be made in the performance of any covenant or condition of this mortgage, then the whole mortgage debt shall become due and payable and it shall be lawful for the said George W. Young, his personal representatives or assigns, to sell the property hereby mortgaged at public sale for cash, at the Court House Door in Frederick City, Frederick County, State of Maryland, after first giving, however, at least three weeks public notice of the time, place, manner and terms of sale by advertisements inserted at least once a week in one or more of the newspapers published in Frederick County, And the proceeds of sale shall be applied, first, to the payment of all costs, charges and expenses of sale, including reasonable counsel fees, and such commissions to the person or persons making said sale as are usually allowed trustees for making sales of real estate in equity, secondly, to the payment of the mortgage debt in full, together with all interest that may accrue thereon up to the time of payment; and the surplus, if any, shall be paid to the said Harriet Regina Lescaleet and Gilmore Lescaleet, her husband, their personal representatives or assigns .

And the said Harriet Regina Lescaleet and Gilmore Lescaleet, her husband, for themselves, their heirs, personal representatives and assigns, do hereby covenant with the said George W. Young, his personal representatives and assigns, to pay the mortgage debt aforesaid, together with all interest that may accrue thereon.

And the said Harriet Regina Lescaleet and Gilmore Lescaleet, her husband, do hereby further covenant that they will insure and pending the existence of this mortgage will keep insured, the buildings and improvements on the property hereby mortgaged, in some safe and reliable insurance company, against loss or damage by fire and lightning in the sum of at least Four Thousand Dollars; that they will pay the premiums and assessments thereon, and will cause such policy or policies to be so entered or indorsed as that the same will accrue to the benefit of the mortgagee to the extent of his mortgage debt, as a further and additional security for the payment of said indebtedness.

Witness our Hands and Seals.

Gilmore Lescaleet (seal)

Test; Edith E. Wickham/

Harriet Regina Lescaleet (seal)