

knowledge and belief and that the sale therein reported was fairly made.

Place of
Notarial
Seal

Maggie M. Pearl
Notary Public.

(Filed December 1, 1931)

EXHIBIT MORTGAGE.

At the request of Gilmore R. Flautt the following Mortgage is received for record and recorded Aug. 22, 1929 at 11:50 o'clock A. M.

Test: Eli G. Haugh, Clerk.

THIS MORTGAGE, made this 21st day of August, 1929, by us, Raymond E. Nelson and Ethel Nelson, his wife, both of Frederick City, Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of One Thousand (\$1000.00) Dollars, now due from the said Raymond E. Nelson and Ethel Nelson, his wife, unto Gilmore R. Flautt, for part of the purchase money, of the property this day conveyed unto the said Raymond E. Nelson and Ethel Nelson, his wife, by Lucretia M. Burgess by deed bearing even date herewith, which said indebtedness is evidenced by the joint and several promissory note of the said Raymond E. Nelson and Ethel Nelson, his wife, also of even date herewith, payable to the said Gilmore R. Flautt, or order, one year after date, with interest from date, at the rate of six per cent (6%) per annum, payable quarterly, and for the purpose of securing the payment of the said promissory note, as well as any renewal thereof, and all accrued interest thereon, as the same shall mature, according to the tenor thereof, the said Raymond E. Nelson and Ethel Nelson, his wife, have executed this mortgage.

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt where of is hereby acknowledged, we, the said Raymond E. Nelson and Ethel Nelson, his wife, do hereby grant and convey, in fee simple, unto Gilmore R. Flautt all that lot of ground, situate, lying and being on the south side of West Fifth Street, in Frederick City, Frederick County, Maryland, fronting on said street thirty (30) feet, more or less, and extending back the same width southwardly one hundred and seventy six (176) feet, more or less, together with the improvements thereon, consisting of a two story frame dwelling house, known and designated as No. 104 West Fifth Street, in said Frederick City, Maryland, and also the easements and appurtenances thereto belonging or appertaining all of which is fully described in the deed from the said Lucretia M. Burgess to the said Raymond E. Nelson and Ethel Nelson, his wife, bearing even date herewith, and intended to be recorded prior hereto, among the Land Records of Frederick County, Maryland, which said deed is hereby made a part hereof, as fully as if the same were herein incorporated.

TO HAVE AND TO HOLD the above described land and premises unto himself, the said Gilmore R. Flautt, his heirs and assigns, subject to the following terms, covenants and conditions:

FIRST: That if the said Raymond E. Nelson and Ethel Nelson, his wife, their personal representatives or assigns, shall pay the aforesaid promissory note, at maturity, together with the interest thereon, unto the said Gilmore R. Flautt, his Executors, Administrators or assigns, or any renewal of said note, in the event the same is renewed, with all accrued interest thereon, according to the tenor of said note, and shall also perform the covenants, herein, then this mortgage shall be void.

SECOND: That until default be made in the payment of said note, or interest, the Mortgagors shall possess the mortgaged premises as their present estate therein.

THIRD: That the said Mortgagors hereby covenant that they will, during the continuance of this mortgage, keep the buildings on said mortgaged premises, fully insured in the minimum sum of One Thousand (\$1000.00) Dollars, against loss or damage by fire, and that