

that in consideration of the sum of EIGHT THOUSAND AND no/100 DOLLARS (\$8,000) now due from said Milton G. Springer and Helen K. Springer, to the Emmitsburg Savings Bank of Frederick County, a body corporate, we the said Milton G. Springer and Helen K. Springer do grant unto the said Emmitsburg Savings Bank of Frederick County, in fee simple, all those lots or parts of lots and parcels of real estate, situate lying and being in Frederick County, Maryland, containing 132 Acres of land, more or less, and being the same real estate which was conveyed unto Richard T. Harrell by Alfred I. Stubbes and wife by a deed dated January 21st, 1920 and recorded in Liber No. 329 folio 460, one of the land records of Frederick County it being also the same real estate that was conveyed by the said Richard T. Harrell and wife to the said Milton G. Springer by a deed dated February 9th, 1920, which deed is intended to be recorded among the Land Records of Frederick County simultaneously with the recording of this mortgage, said real estate being composed of three tracts or parcels as follows:

1st. All these tracts, parts of tracts, peices of parcels of land called "THE RESURVEY ON TRUE FREINDSHIP" and part of a tract called "THE RESURVEY ON MIDDLE CHOICE", and containing 100 Acres, 2 Roods and 22 square perches, more or less, being the same real estate which was conveyed by Octavius A. Englar and wife at el., to William H. Boller by deed dated March 20th, 1854 and recorded in Liber E. S. No. 10, folio 507 etc., one of the land records of Frederick County; and 2nd All that real estate which was conveyed by Micheal F. Eichelberger, Trustee, to William H. Boller by deed dated December 17, 1859 and recorded in Liber B. G. F. No. 5, folio 584 etc., one of the said land records, containing 33 ACres, more or less, excepting therefrom however 7 Acres, and 1 rood which was conveyed by William H. Boller and wife to John R. Stoner by deed dated December 27th, 1859, and recorded in Liber B. G. F. No. 5, folio 231, etc., one of said land records, leaving as the amount thereby conveyed 25 Acres and 3 roods, more or less, and 3rd. All the real estate which was conveyed by George Favorite to William H. Boller by deed dated April 27, 1864 and recorded in Liber J.W.L.C. No. 1 folio 525, one of said land records, containing 5 acres more or less.

PROVIDED, That if the said Milton G. Springer and Helen K. Springer shall pay at maturity, the promissory note of even date herewith given by the said Milton G. Springer and Helen K. Springer for said indebtedness of EIGHT THOUSAND AND no/100 DOLLARS (\$8,000.) payable six months after date and made payable to the said Emmitsburg Savings Bank of Frederick County, or order, or any renewal of said note at maturity and comply with all the covenants in this mortgage, then this mortgage shall be void, otherwise, to be in full force and effect. And the said Milton G. Springer and Helen K. Springer covenant with said Bank to pay the mortgage debt and interest and to keep the improvements on said real estate fully insured from loss by fire, pay the premiums of insurance and assign the policy of insurance to the said Emmitsburg Savings Bank of Frederick County, and to pay all taxes on the real estate hereby conveyed. And they further covenant that should they fail in paying the said taxes and the premiums for the said insurance and the said Emmitsburg Savings Bank of Frederick County, should pay the same, then the amount of the taxes so paid and the amount of the premiums so paid with interest thereon, shall be a lien on the mortgage property, as though included in the first instance in the mortgage itself.

PROVIDED, That if default shall be made by the said Milton G. Springer and Helen K. Springer in the payment of the said promissory note at maturity or of any renewal thereof at maturity, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for H. M. Warrenfeltz, Cashier of said Bank, or any assignee of this mortgage, to enter and possess and sell the said mortgaged premises at Emmitsburg, Frederick County, Maryland, at public auction for cash, after giving at least three weeks' public notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, at least once a week for three successors weeks prior to the