

Now Therefore, in consideration of the premises and of one dollar in hand paid, the receipt whereof is hereby acknowledged, we, the said Austin Z. McDevitt and Naomi V. McDevitt, his wife, do hereby grant and convey unto the said The Domestic Building Association of Frederick County, and its assigns, all that Lot or Parcel of Ground, situate, lying and being on the south side of West Fifth Street in Frederick City, Frederick County, Maryland, fronting thereon twenty feet and extending back, southwardly, two hundred and seven feet, more or less, to the north side of a 20 foot alley, which has been veyed by the The Realty Development Company, a body corporate, to the said Austin Z. McDevitt and Naomi V. McDevitt, his wife, "in fee simple and as tenants by the entireties" by a deed bearing even date with these presents and to be recorded among the Land Records of said County immediately prior to the recording of these presents, by reference to which deed and the references therein contained a full and complete description will appear, together with all the rights, ways, privileges and appurtenances thereto belonging or in anywise appertaining, and together with all the improvements thereon and thereunto belonging.

Provided, <sup>w</sup> However, that if the said Austin Z. McDevitt shall make the payments and perform the covenants herein on his part contained then this Mortgage shall be void. And the said Austin Z. McDevitt and Naomi V. McDevitt, his wife, for themselves, their heirs, executors aministrators and assigns, covenant with the said The Domestic Building Association of Frederick County, and its assigns, to pay and to perform according to its Charter, as follows, that is to say: That the said Austin Z. McDevitt, shall pay to the said Association, or to its assigns weekly, the sum of six dollars and seventy five cents, on every Saturday night, until the time arrives when the said Association shall have sufficient funds on hand to pay the holder of every unredeemed share of its stock of said series the sum of one hundred dollars free from and clear of all losses and liabilities; to pay all taxes, public dues and charges, including water rents, for which the property hereby mortgaged may become liable; to pay the interest on the said sum of twenty seven hundred dollars, on every Saturday night; at the rate of four and sixty-eight one hundredths per centum per annum, in weekly installments of nine cents for every one hundred dollars advanced until all the shares of stock of said series of said Association shall have been redeemed; to pay all fines that may be imposed on the said Austin Z. McDevitt by said Association; and to keep the improvements on said property fully insured against loss by fire for the use of the said Association, all of which payments and covenants shall continue in force until the said Association shall have sufficient funds on hand to pay the holder of every unredeemed share of its stock of said series, above all losses and liabilities, the sum of one hundred dollars, and said series shall, by the terms of said Charter, have become extinct.

And it is Further Provided, That in the event that the said Austin Z. McDevitt and Naomi V. McDevitt, his wife, desire to obtain a release of the property hereby mortgaged before the maturity of said Series by voluntary payment, or in the event this mortgage be foreclosed for default by the said Austin Z. McDevitt in any of the conditions of the Mortgage as herein provided, then the sum to be paid the said Mortgagee shall be the whole indebtedness secured by this Mortgage with interest thereon at the rate of 4 68/100 per centum per annum, less such weekly payments of principal and interest as may be credited thereon, and all fines and penalties that may be imposed on the said Mortgagors by said Association in Accordance with its Charter, together with the bonus provided in Section I of Article XV of said Charter in addition to the interest rate of Four and 68/100 per cent. per annum.

And it is Further Provided, that in the event of the default by the said Austin Z. McDevitt in any of the conditions of this Mortgage for the space of three months, then it is hereby agreed that the whole mortgage debt shall become due and payable whether the same