

vey, bargain and sell unto the said, William Archie Runkles all the following described farm situated, lying and being in Woodville District, Frederick County State of Maryland.

1st. All that tract of land which was conveyed to the said William Archie Runkles by Gurney C. Molesworth and Jennie M. Molesworth, his wife, by deed dated the 3rd. day of November, in the year nineteen hundred and nineteen, and duly recorded among the Land Records of Frederick County, in Liber 329, folio 171, BEGINNING for the same at a stone planted at the end of 16 perches on the first line in a deed from Samuel Molesworth to Mathias Molesworth, dated April 26th. 1854 and recorded in Liber B. G. F. No. 2, folio 159 &c., one of the Land Records of Frederick County and running with outlines thereof (1) N. 24 degrees E. 25.70 perches to a stone, (2) S. 89-1/4 deg. E. 138.50 ps to a stone, (3) S. 29 deg. W. 111 ps. to a stone, (4) N. 63-1/2 deg. W. 20 ps to a stone, (5) S. 70 deg. W. 78 ps. to a stone, (6) N. 68-1/2 deg. W. 29.25 ps. to a stone, (7) N 1/2 deg. W. 58.75 ps. to a stone (8) N. 31 deg. E. 12 ps. to a stone, (9) S. 59 deg. E. 12.50 ps to a stone at the beginning of said deed, then with the outlines of the deed from Catherine Molesworth and others to John H. Butler reversed, (10) S. 1 deg. W. 8 perches to a stone, (11) S. 80-1/2 deg. E. 15 ps to a stone (12) N. 12 deg. E. 23.50 ps. to a stone, (13) N. 80-1/2 deg. W. 13 ps to the beginning, containing Eighty-one and One quarter acres of land, more or less.

2nd. All that parcel of ground containing 4,875 square feet of ground more or less, which the said William Archie Runkles obtained from Gurney C. Molesworth and Jennie M. Molesworth his wife, by deed dated thw 3rd. day of November in the year nineteen hundred and nineteen, and recorded in Liber 329 folio 171, one of the Land Records of Frederick County, Maryland, It being the same land which was conveyed to the said Thomas Prichard and Cora Prichard, his wife, by deed dated April 30th. 1925 and intended to be recorded among the land records of Frederick County, Maryland ahead of this mortgage.

TOGETHER, with the annual crops pitched or cultivated thereon by the mortgagors or those claiming under him or them and the buildings and improvements thereon, and the rights, ways, waters, liberties, hereditaments, privileges and appurtenances thereto in anywise appertaining or belonging, and the reversions and remainders, and the rents, issues and profits thereof.

PROVIDED, that if the said Thomas Prichard and Cora Prichard his wife their heirs, executors, administrators or assigns, shall pay to the William Archie Runkles or assigns, the said sum of Two Thousand Dollars Dollars, and the interest thereon, according to the tenor of said promissory note, and shall perform all the covenants and agreements herein on their part to be performed, then this mortgage shall be void. AND The said Thomas Prichard and Cora Prichard his wife and assigns do hereby covenant with the said William Archie Runkles and assigns that they lawfully seized of the property hereby conveyed; that they have not done or suffered to be done any deed, act or thing whereby the land or premises hereby conveyed or any part thereof has been charged, effected or encumbered, in title, estate or otherwise; that they will not suffer or permit any strip or waste of the mortgaged premises; that they will keep all buildings in good and substantial repair; that they will pay all taxes and assessments, public dues or charges of whatsoever kind or description, levied or assessed, or to be levied and assessed against said mortgaged property when legally demanded; that they will pay the mortgage debt and interest thereon when the same is due and payable according to the tenor of said promissory note; and that they will insure forthwith and pending the existence of this mortgage keep insured against loss by fire, by some insurance company or companies acceptable to the mortgagee, or assigns, the improvements on the hereby mortgaged land to the amount of at least \_\_\_\_\_ Dollars, and will cause the policy or policies issued therefore to be so framed or endorsed, as in case of fire to inure to the benefit of the mortgagee, or assigns, to the extent of his lien or claim hereunder, and that the mortgagee his or assigns in case of default may