as therein set forth, and that said sales were fairly made.

Eli G. Haugh
CLERK OF THE CIRCUIT COURT FOR FREDERICK COUNTY.

(Filed April 25, 1932)

EXHIBIT NO. 1.

At the request of The Franklin Savings Bank the following Mortgage is received for record and recorded April 1st 1916 at 2.45 O'Clock P. M.

Test:- Eli G. Haugh, Clerk.

This Mortgage, Made this first day of April in the year 1916 by us John W. DeGrange and Annie E. DeGrange, his wife, witnesseth that in consideration of the sum of Eighty-five hundred dollars now due from said John W. DeGrange and Annie E. DeGrange, his wife, to the FRANKLIN SAVINGS BANK, OF FREDERICK, a body corporate, we the said John W. DeGrange and Annie E. DeGrange, his wife, do grant unto the said FRANKLIN SAVINGS BANK, OF FREDERICK, in fee simple, all those pieces or parcels of land located in Frederick County, Maryland, known as the "Vernon Dorsey Farm", containing 174¼ acres of land, more or less, and being the same land and premises which were conveyed to to the said John W. DeGrange and Anna E. DeGrange by William H. Detrick and wife by deed dated on the 31st day of March, 1916 as by reference thereto will more fully appear; Together with the buildings and improvements thereon and the right, ways, privileges and appurtenances thereto belonging; the said sum of money hereby secured being a part of the purchase money for said lands and premises loaned by said Bank.

Provided that if the said John W. DeGrange and Annie E. DeGrange, his wife, shall pay at maturity the promissory note given for said indebtedness of Eighty five hundred dollars of even date herewith made by the said John W. DeGrange and Annie DeGrange, his wife, payable six months after date and made payable to the said FRANKLIN SAVINGS BANK, OF FREDERICK, 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 John W. DeGrange and Annie E. DeGrange, his wife, covenant with said BANK to pay the mortgage debt and interest and to keep the improvements on the said ground fully insured from loss by fire, pay the premiums of insurance and assign the policy of insurance to the said FRANKLIN SAVINGS BANK, OF FREDERICK, 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 FRANKLIN SAVINGS BANK, OF FREDERICK, 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 mortgaged property, as though included in the first instance in the mortgage itself.

Provided that if default shall be made by the said John W. DeGrange and Annie E. DeGrange, his wife, 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 George W. Heinlein, Secretary of said Bank, or any Assignee of this Mortgage, to enter and possess and sell the said mortgaged premises at the Court House Door in 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 successive weeks prior to theday of sale, and to apply the proceeds of such sale to the payment of all expenses attending said sale, including Court costs, the usual chancery commissions, all counsel fees of the mortgagee or assignee and then to the payment of the said promissory note with the interest thereon, that is due and unpaid, or to the payment of the last renewal note of the said promissory note with the interest on said renewal note that is due and unpaid, and to pay the amount of the taxes and the amount of the premiums of insurance paid by the said SAVINGS BANK, with interest thereon from the time the said taxes and said