

WHEREAS, the said THE UNION MANUFACTURING COMPANY is willing to accept, in settlement of the said balance, the promissory notes of the said Company for Five Thousand (\$5000.00) Dollars, of even date, payable One Thousand (\$1000.00) Dollars per annum for one, two, three, four and five years after date, with interest from date at the rate of six per cent, per annum, payable semi-annually, which said serial notes are to be secured by a First Purchase Money Mortgage on the real estate thus purchased from THE UNION MANUFACTURING COMPANY: and

WHEREAS, the said Company, through proper corporate action, and by a full compliance with all the legal pre-requisites, incident to the consumation of such a transaction, has agreed to execute said promissory notes and said Mortgage, and

WHEREAS, to that end, and in its behalf, the said Company has authorized Harry W. Goldman, and Beatrice H. Goldman, as Secretary, to execute, acknowledge and attest, agreeable to law, the said Instruments, attaching thereunto the corporate seal of said Company.

NOW, THEREFORE, in consideration of the premises and of the sum of Ten (\$10.00) Dollars, cash in hand paid, the receipt whereof is hereby acknowledged, and to secure the payment of the promissory notes, aforesaid, or any renewal thereof, and all accrued interest thereon, the said Goldman-Baer Company, a body corporate of the State of Maryland, does hereby grant and convey unto THE UNION MANUFACTURING COMPANY, all that certain lot or parcel of ground situate, lying and being in the eastern part of the town of Thurmont on the south side of East Main Street, Frederick County, Maryland, as the same are fully described in the deed from THE UNION MANUFACTURING COMPANY, A Body Corporate of the State of Maryland, to the said Company, 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.

TOGETHER with all the buildings, structures and improvements thereon, and all the rights, easements and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the above described land and premises unto itself the said THE UNION MANUFACTURING COMPANY, its successors and assigns, subject to the following terms, covenants and conditions:

FIRST. That if the said Mortgagor, its successors or assigns shall well and truly pay or cause to be paid the aforesaid promissory notes, or any renewal thereof, at the maturity of the same, with all accrued interest thereon, in accordance with the tenor of said notes, or any renewal thereof, and shall fully perform all the covenants, herein assumed, then this Mortgage shall be void; otherwise to be and remain in full force and effect.

SECOND. That until default be made in the premises, the said Mortgagor shall possess the aforesaid property and enjoy and occupy the same, as of its present estate in the premises, upon paying, in the meantime, all taxes and assessments, public dues and charges of every kind, levied or assessed on said hereby mortgaged premises, including the fire insurance premiums, hereinafter mentioned, which said taxes, assessments and premiums, the said Mortgagor, for itself, its successors and assigns, does hereby covenant to pay as and when legally demanded.

THIRD. That if default be made in the payment of said money, or the interest thereon, to accrue, or any part of either of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this Mortgage, then the entire mortgage debt shall be deemed due and payable, and it shall be lawful for the said THE UNION MANUFACTURING COMPANY, its successors and assigns, or its attorney or agent, at any time after such default, to sell either on the premises or at the Court House Door in Frederick City, Maryland, the property hereby mortgaged, or so much thereof as may be necessary, to satisfy and pay said debt, all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers, thereof, his, her, its or their assigns, free and clear of all claims of the said mortgagor, or any person or persons claiming by, from or under it.