

said Clarence F. Huffer and Alice V. Huffer, his wife, do grant in fee simple unto the said Walkersville Savings Bank, of Frederick County, Maryland, all the following lots or parcels of land, to wit:

All that tract or parcel of land situate, lying and being in Mount Pleasant District, Frederick County, Maryland, containing 131 acres and 8 square perches of land, more or less, being the same tract or parcel of land which was conveyed to the said Clarence F. Huffer and Alice V. Huffer, his wife, by Charles S. Wisner and Goldie M. Wisner, his wife, by deed bearing even date herewith and intended to be recorded among the land records of Frederick County just prior to the recording of this mortgage, also being the same tract or parcel of land which was conveyed to the said Charles S. Wisner and Goldie M. Wisner, his wife, by Harvey R. Lease and Alma S. Lease, his wife, by deed bearing date of March 30, 1920 and duly recorded among the Land Records of Frederick County.

TOGETHER with all and singular the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or in any wise appertaining thereto.

PROVIDED that if the said Clarence F. Huffer and Alice V. Huffer, his wife, their executors, administrators or assigns, shall pay the promissory note aforesaid at maturity and shall perform each and every covenant in this mortgage contained, then this mortgage shall be void.

AND PROVIDED that until default be made in the payment of the promissory note aforesaid at maturity, the said Clarence F. Huffer and Alice V. Huffer, his wife, shall possess the mortgaged premises as of their present estate therein.

ANDPROVIDED, that if default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof when such renewal note shall mature and be payable, or in the performance or fulfillment of any covenant or agreement contained herein, then and in either case it shall be lawful for the said Walkersville Savings Bank, of Frederick County, Maryland, or its assignee, or for Newton A. Fulton as trustee, to sell the said property and premises hereby mortgaged in front of the Court House door in Frederick City, Frederick County, Maryland, by public auction, for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, once a week prior to date of sale, and to apply the proceeds of such sale to the payment in the first place, of the expenses attending the sale, including the usual commissions and reasonable counsel fees, for preparing bond, report of sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, and the surplus, if any, to pay the same to the said Clarence F. Huffer and Alice V. Huffer, his wife, their heirs or assigns.

And the said Clarence F. Huffer and Alice V. Huffer, his wife, covenants with the said Walkersville Savings Bank of Frederick County, Maryland, that they will keep, during the continuance of this mortgage, the buildings erected on the said mortgaged premises insured for a reasonable sum of money in some safe and reliable insurance Company, paying the premiums and assessments thereon as they fall due and payable and that they will assign the policy of insurance to the said Walkersville Savings Bank of Frederick County, Maryland, for its benefit in case of loss or damage by fire.

Witness our hands and seals.

Witness: Clarence F. Huffer (SEAL)  
Edwin Devilbiss Alice V. Huffer (SEAL)

State of Maryland, Frederick County, to wit:

I hereby certify that on this 29th day of March, in the year nineteen hundred and twenty two, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Clarence F. Huffer and Alice V. Huffer, his wife, and acknowledged the foregoing mortgage to be their respective act; and at the same time also personally appeared Newton A. Fulton, President of the Walkersville Savings Bank of Frederick