

My commission expires May 6th 1935.

(Filed August 18, 1933)

"EXHIBIT B"

At the request of Commercial Bank of Maryland the following Mortgage is received for record and recorded Jan. 2, 1931 at 10:40 o'clock A.M.

Test: Eli G. Haugh, Clerk.

M O R T G A G E

THIS MORTGAGE, Made this 2nd day of January in the year 1931, by us, George Searles and Adah Searles, his wife, of Frederick County, Maryland;

WITNESSETH, That for and in consideration of the sum of Five thousand (\$5,000.00) dollars now due from said George Searles and Adah Searles, his wife, to the COMMERCIAL BANK OF MARYLAND, A Body corporate, we the said George Searles and Adah Searles, his wife, do hereby grant and convey unto the said COMMERCIAL BANK OF MARYLAND, and its assigns, in fee simple. All those tracts or parts of tracts of land situate, lying and being in Frederick County, Maryland, and containing One hundred and seven (107) acres, more or less;

Being all and the same real estate described and conveyed in a certain deed from Harry E. Carmack to Ernest D. Michael and wife, dated November 23, 1929, and duly recorded in Liber No. 372, folio 349, one of the Land Records of Frederick County, Maryland, and being also the same real estate described and conveyed in a certain deed from the said Ernest D. Michael and wife to C. Daniel Staley dated April 2, 1930, and duly recorded in Liber No. 374, folio 142, one of said Land Records, and being also the same real estate described and conveyed in a certain deed from C. Daniel Staley and Mamie V. Staley, his wife, to the said Mortgagors bearing even date herewith and executed, delivered and intended to be recorded simultaneously with the execution, delivery and recording of this mortgage, this being the purchase money mortgage given by the said Mortgagors on the said real estate for the above named amount which was used by them in the purchase thereof;

And reference is hereby made to the above mentioned deeds and and references therein contained for a more particular description of said real estate.

Together with all buildings, improvements, rights, ways, waters, commons, easements, benefits, privileges and appurtenances whatsoever thereunto belonging or in any wise appertaining.

Provided that if the said George Searles and Adah Searles, his wife, shall pay at maturity the promissory note given for said indebtedness of Five thousand (\$5,000.00) dollars of even date herewith by said George Searles and Adah Searles, his wife, mortgagors herein, payable six months after date and made payable to the said COMMERCIAL BANK OF MARYLAND, or order, and all renewals thereof, with all interest due thereon, 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 mortgagors hereby covenant: That they are seized of the land hereby conveyed; that they have the right to convey said land and will warrant generally the same; that they will not suffer or permit any strip or waste of the mortgaged premises and will keep all buildings and improvements in good repair; and they also hereby covenant that they will pay the aforesaid mortgage debt and interest thereon when the same is due and payable, as herein above set forth and according to the tenor of said note; and will keep the buildings and improvements on the said ground fully insured from loss by fire, pay the premiums of insurance and assign the policy to the said COMMERCIAL BANK OF MARYLAND, and will pay all taxes on the real estate hereby conveyed; and do further covenant that should they fail in paying the said taxes and insurance premiums and said COMMERCIAL BANK OF MARYLAND, should pay the same, then the amount of the taxes so paid and the amount of the