

Addition to Middletown", which said plat is duly recorded in Liber S.T.H., Folio 23, one of the Land Records of Frederick County. Mr. Keller stated that he had had this property conveyed to me by the Middletown Improvement Association, upon the following terms, conditions and trust.

He stated that he owed at that time certain sums to the Valley Savings Bank of Middletown, Frederick County, Maryland, and the Central Trust Company of Maryland, in Frederick, as evidenced by notes given to said financial institutions, signed by himself and his wife, Mollie B. Keller; that it was his wish and desire that I should hold title to the property which he had acquired from the Middletown Improvement Association, and upon which he had built his home largely from money borrowed from the above institutions, upon the express trust that, in the event he paid and liquidated the obligations to the Valley Savings Bank and the Central Trust Company of Maryland, which he then owed or which he might subsequently incur on obligations executed by himself and wife, as well as any notes given to either of the above institutions which I might personally endorse for him, I was to convey the property to him, or his nominee. In the event the obligations above referred to were not paid by him at the time of his death, I was then to sell the property and apply the proceeds therefrom to the payment of said obligations.

The obligations of John D. Keller and Mollie B. Keller, his wife, formerly held by the Valley Savings Bank, of Middletown, Frederick County, Maryland, and the Central Trust Company of Maryland, ^{and} the notes endorsed by me at either of said institutions, all of which or renewals thereof are now held by the Central Securities Company, of Maryland, are as follows:-

Note, dated April 1, 1930, due October 1, 1930, signed by John D. Keller and Mollie B. Keller, his wife, for \$7,324.00.

Note, dated January 1, 1926, on demand, originally \$3,699.08, interest paid to January 1, 1931, signed by John D. Keller and Mollie B. Keller, his wife, Balance \$2,680.18.

Note dated January 3, 1930, due May 3, 1930, interest paid to May 3, 1931, signed by John D. Keller and endorsed by Emory L. Coblentz, for \$400.00.

Note dated April 1, 1930, due October 1, 1930, interest paid to April 1, 1931, signed by John D. Keller and endorsed by Emory L. Coblentz, for \$510.00.

Emory L. Coblentz

(Filed October 29, 1932)

EXHIBIT "B"

At the request of Emory L. Coblentz, the following Deed is received for record and recorded Oct. 29, 1932 at 10.05 o'clock A. M.

Test: Eli G. Haugh, Clerk.

This DEED made this Third day of August, in the Year Nineteen Hundred and Thirty-two, by The Middletown Improvement Association, of Frederick County, Maryland, party of the first part, and Emory L. Coblentz, party of the second part:-

W I T N E S S E T H:- That for and in consideration of the sum of Ten Dollars cash in hand paid the said party of the first part by the party of the second part, and for other good and valuable considerations, the receipt of which is hereby acknowledged, the said The Middletown Improvements Association, of Frederick County, Maryland, does hereby grant in fee simple to Emory L. Coblentz, subject to the conditions hereinafter set forth, all of that lot and part of a lot or parcel of ground located in Middletown, Frederick County, Maryland, and being more particularly described as follows:-

All that piece or parcel of land known as Lot No. 1, having a frontage of fifty-four feet, together with the Northern one-half, or twenty-five feet, of Lot No. 2, making a total frontage of seventy-nine feet, located on the East side of Prospect Street and as mentioned