THIS MORTGAGE, Made this first day of December in the year Nineteen Hundred and twenty-seven, by Jerome W. Goodhart and Hazel F. Goodhart, his wife, of Brunswick, Frederick County Maryland;-

WITNESSETH, That for and in consideration of the sum of Eight Hundred ($800.00) dollars now due from saidJerome W. Goodhart and Hazel F. Goodhart, his wife, to The Bank of Brunswick, a body corporate of the State of Maryland, having its principal place of business in Brunswick, Frederick County Maryland, we the said Jerome W. Goodhart and Hazel F. Goodhart, his wife, do hereby grant and convey unto the said The Bank of Brunswick, its successors and assigns, in fee simple, all that lot, parts of lots, pieces or parcels of ground, situate, lying and being in the town of Brunswick, Frederick County, State of Maryland, and described as follows:

Beginning at the intersection of the North side of Waltman Street (now called West "C" Street) and theWest side of First Avenue (now called Delaware Avenue) and running thence Northerly along the West side of First Avenue thirty-eight and twenty-five hundredths (38.25) feet to a point; thence by a line of division now made Westerly parallel to the North side of said Waltman Street seventy-six (76) feet more or less, to the division line between lots 77 and 78 on the Plat hereinafter mentioned, thence Southerly by and with the said division line between lots 77 and 78 thirty-seven and twenty-three hundredths (37.23) feet to a point on the North side of said Waltman Street; thence Easterly along the north side of said Waltman Street eighty (80) feet to the place of beginning. Being the southern portion of lots Nos. 76 and 77 on the Plat of Potomac Heights, prepared by William C. Humm, dated August 31, 1908, and recorded in Plat Book S. T. H. folio 28, one of the Land Records of Frederick County.

Being all and the same real estate which was described and conveyed in a deed from Charles B. Karn and Lula V. Karn, his wife, to the said Jerome W. Goodhart and Hazel F. Goodhart, his wife, dated April 20, 1926, and duly recorded in Liber No. 358, folio 151, one of the Land Records of Frederick County, Maryland; and reference is hereby made to the above mentioned Plat and deed for a more particular description of said real estate;

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

Provided that if the said Jerome W. Goodhart and Hazel F. Goodhart, his wife, shall pay at maturity the promissory note given for said indebtedness of Eight hundred ($800.00) dollars of even date herewith by Jerome W. Goodhart and Hazel F. Goodhart, his wife, mortgagors herein, payable six months after date and made payable to the said The Bank of Brunswick or order, with interest thereon at six per cent, per annum, payable semi-annually, and all renewals of said note with interest 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 and have the right to convey said land; 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; andthey 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 on the said ground fully insured from loss by fire, pay the insurance premiums and protect in the policy of insurance the mortgagee or assignee, and will pay all taxes on the real estate hereby conveyed and should they fail in paying the said taxes and insurance premiums and said mortgagee or assignee should pay the same, then the amount of the taxes and 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 Jerome W. Goodhart and Hazel F. Goodhart, his wife, in the payment of the said promissory note at maturity, or any renewal or