

Bank of Middletown, Frederick County, Maryland, six months after date, as follows:

No. 1. Note for \$10,000.00 which shall have priority over Note No. 2, and shall be paid in full before any sums whatever are applied on Note No. 2.

No. 2. Note for \$2,750.00;

and for better securing the payment of the said promissory notes at maturity, or on any other note or notes that may, from time to time, be given hereafter in renewal of the same, or any part thereof, have agreed to execute this mortgage.

Now, Therefore, in consideration of the premises and of the sum of One Dollar paid by the said Valley Savings Bank of Middletown, Frederick County, Maryland, unto the said C. Ernest Keller and Naomi K. Keller, his wife, the receipt of which is hereby acknowledged, the said C. Ernest Keller and Naomi K. Keller, his wife, do hereby grant and convey, in fee simple, unto the Valley Savings Bank of Middletown, Frederick County, Maryland, all that piece or parcel of land situate, lying and being in Middletown District, in Frederick County, Maryland, southeast of Middletown, and being all the same real estate which the said C. Ernest Keller and Naomi K. Keller, his wife, conveyed unto the said Roscoe C. Remsberg by deed of even date herewith, intended to be recorded among the land Records of Frederick County, prior to or simultaneously with the recording of these presents, containing in all 133 acres of land, more or less.

TOGETHER With all and singular the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.

Which said mortgage is given for the purpose of securing purchase money for the aforementioned real estate.

Provided, that if the said principal sum of money loaned aforesaid, as evidenced by the two notes herein mentioned, and the interest thereon shall be paid when due, and if all the covenants herein mentioned shall be performed, then this mortgage shall be void.

And Provided, that until default be made in the premises the said C. Ernest Keller and Naomi K. Keller, his wife, their personal representatives or assigns, shall possess the mortgaged premises as of their present estate therein.

And provided, that if default shall be made in the payment of the principal or interest on either of said notes, in whole or in part, when due, or upon any default being made in the performance of any covenant or condition of this mortgage, then the whole mortgage debt hereby secured shall be deemed due and payable, and it shall be lawful for the Valley Savings Bank of Middletown, Frederick County, Maryland, its successors or assigns or for Leslie N. Coblentz, Trustee, to sell said property and premises hereby mortgaged either on the premises or in front of the Valley Register Office in Middletown, Frederick County, Maryland, by public auction for cash, after having first given at least three weeks previous notes of such sale by advertisement inserted at least once a week in some newspaper published in Frederick County, stating the time, place, manner and terms of sale, and such other notice, if any as the person or persons making said sale shall elect, and to apply the proceeds of such sale to the payment, in the first place of all expenses of such sale, including the usual chancery commissions and a reasonable counsel fee, and then to the payment of the mortgage debt in full, with all interest thereon up to the payment of of payment, and the surplus, if any, to pay the same unto the said C. Ernest Keller and Naomi K. Keller, his wife, their personal representatives or assigns.

And the said C. Ernest Keller and Naomi K. Keller, his wife, their personal representatives or assigns, covenant and agree with the Valley Savings Bank of Middletown, Frederick County, Maryland:

1st. That the aforementioned note of \$10,000. together with all interest accruing thereon, shall be first and preferred as a charge against the real estate herein described, and that in case of default, that the proceeds of sale from the sale of the herein described real