

six by Staley G. Heffner and Vernie A. Heffner, his wife, of Frederick County, in the State of Maryland, WITNESSETH:--

That Whereas the said Staley G. Heffner and Vernie A. Heffner, his wife, now stand indebted unto the Central Trust Company of Maryland, a body corporate of the State of Maryland, in the sum of Eight Thousand Five hundred dollars, (\$8,500.00) upon their promissory note of even date herewith, payable to the said Central Trust Company of Maryland, or order, six months months after date; and for the better securing the payment of the said promissory note at maturity, or of 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 Central Trust Company of Maryland unto the said Staley G. Heffner and Vernie A. Heffner, his wife, the receipt of which is hereby acknowledged, the said Staley G. Heffner and Vernie A. Heffner, his wife, do grant in fee simple to the said Central Trust Company of Maryland all the following described pieces or parcels of land situate, lying and being in Frederick County, State of Maryland, to wit:-

All that real estate which was conveyed unto the said Staley Heffner and Vernie Heffner, his wife, by Frank L. Stoner, Assignee of Mortgagee, by deed of even date herewith, intended to be recorded in the Land Records of Frederick County prior to or simultaneously with the recording of these presents containing 155 acres, 3 roods and 24 square perches of land, more or less, and being known as the Luther A. T. Horine farm, which said real estate was conveyed unto Ada M. Bean by Susan Rebecca Horine, et al, by deed dated April 21, 1918 and recorded in Liber 328, folio 259, one of the Land Records of Frederick County, and later transferred and conveyed unto Arthur N. Bean by Mamie A. Davis by deed dated December 28, 1925, and recorded in Liber 354, folio 436, one of the Land Records of Frederick County, the said Frank L. Stoner, Grantee aforesaid, being Assignee of Mortgagee of the said Arthur N. Bean and Ada M. Bean, his wife.

The said mortgage being given for the purpose of securing the payment of the purchase money for the aforementioned real estate.

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

PROVIDED, that if the said principal sum of money loaned aforesaid, 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 Staley G. Heffner and Vernie A. Heffner, 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 said principal or interest, 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 thereupon be deemed due and payable, and it shall be lawful for Emory L. Coblentz and Charles McC. Mathias or the survivor of them, as trustees, or in case of their or his death, or declining to execute said trust, then for any other trustee to be appointed by order of the Circuit Court for Frederick County, in Equity, in place of the said deceased or declining trustees, (consent being hereby given by the said mortgagors upon a petition to be filed by the said mortgagee to said court for the appointment of such trustee,) or by any assignee of this mortgage, to sell the said property and premises hereby mortgaged, either on the premises or at the Court House door in Frederick, Maryland, by public auction for cash, after having first given at least three weeks previous notice of such sale by advertisement inserted