

This Mortgage, Made this Twenty-fourth day of September, in the year nineteen hundred and thirty-two, by and between Serena H. Rice and William H. Rice, her husband, Mortgagors of Frederick County, in the State of Maryland, of the first part, and Charles P. Riordan and Anna M. Riordan, his wife, Mortgagees, of the second part.

WHEREAS, the said Serena H. Rice and William H. Rice, her husband, now stand indebted unto Charles P. Riordan and Anna M. Riordan, his wife, in the full and just sum of Five Hundred Dollars, (\$500.00), upon their joint and several note of even date herewith, payable one year after date, interest to be paid semi annually, and to secure the payment of said note or any renewal thereof and the entire obligation and all costs, at maturity, this Mortgage has been executed.

NOW THIS MORTGAGE WITNESSETH: That in consideration of the premises and the sum of One Dollar, the said Mortgagors, Serena H. Rice and William H. Rice, her husband, do grant and convey unto the said Mortgagees, Charles P. Riordan and Anna M. Riordan, their heirs and assigns, in fee simple, all those lots or parcels of ground situate lying in Liberty District, Frederick County, aforesaid, and described as follows:

First. All that lot or parcel of ground lying and being on the south side of Main Street in Libertytown, in Frederick County, aforesaid, and being designated on the Plat of said Libertytown, as lot No. 108, fronting fifty feet on said Main Street and running back for depth of three hundred feet to the south back street in said town.

Second, All that lot or parcel of ground lying and being on the South side of Main Street in Libertytown, in Frederick County, aforesaid, and being designated on the Plat of said Libertytown, as lot No. 109, fronting fifty feet on said Main Street, and running back for depth of three hundred feet to the South back street in said town.

The aforesaid land and premises is the same as described in the deed from Perry G. Walker and Eliza J. Walker, his wife, unto the said William H. Rice, dated October 20, 1910, and duly recorded in Liber H. W. B. No. 294, Folio 191, one of the Land Records of Frederick County, aforesaid.

TOGETHER with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, appurtenances and advantages, thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid parcels of ground and premises unto and to the proper use and benefit of said Mortgagees, Charles P. Riordan and Anna M. Riordan, his wife, their heirs, and assigns, forever, in fee simple.

PROVIDED, that if the said Mortgagors, Serena H. Rice and William H. Rice, their heirs personal representatives or assigns, shall well and truly pay or cause to be paid the aforesaid sum of Five Hundred Dollars, and all interest thereon accrued, when and the same may be due and payable, and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void.

And it is agreed, that, until default be made in the premises, the Mortgagors, Serena H. Rice and William H. Rice, her husband, shall possess the aforesaid property upon paying dues and in the meantime, all taxes and assessments, public charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues, charges, mortgage debt and interest, the said Mortgagors for themselves, their heirs, personal representatives and assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said money, or the interest thereon to accrue or in any part of either of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for the said Mortgagees, Charles P. Riordan and Anna M. Riordan, his wife, their personal representatives or assigns, or their attorney, or Agent, at any time after such default, to sell the property hereby mortgaged or so much thereof as may