

"EXHIBIT MORTGAGE"

At the request of Elizabeth M. Harris et al the following Mortgage is received for record and recorded Mar. 14, 1932 at 4:30 o'clock P. M.

Test: Eli G. Haugh, Clerk

This Mortgage, Made this 14th day of March, in the year Nineteen Hundred and Thirty-two, by us, H. Washington Kipe and Annie E. Kipe, his wife, of Frederick County, State of Maryland, Witnesseth:

WHEREAS, we, the said H. Washington Kipe and Annie E. Kipe, his wife, by our two promissory notes of even date herewith, payable one year after date, or order, for the sum of Fourteen Hundred Ninety-Eight and Thirty-six one hundredths dollars, one for the sum of Fourteen Hundred Ninety-Eight and Thirty-six one hundredths Dollars, payable to Elizabeth M. Harris and the other to Mary McGill Dennis both of said County and State, the said sums of money being part of the purchase price for the property hereinafter mortgaged, with interest from date at the rate of six percentum payable semi-annually, stand indebted unto the said Elizabeth M. Harris and Mary McGill Dennis, in the sums of money in said promissory notes recited, and for the purpose of securing payment of said promissory notes at the maturity thereof, together with all interest that may accrue thereon according to the terms and conditions thereof, we the said H. Washington Kipe and Annie E. Kipe, his wife, do agree to execute these presents:

NOW THEREFORE, in consideration of the above recited premises and in consideration of the sum of Five Dollars to us paid at and before the sealing and delivery hereof the receipt whereof is hereby acknowledged, we, the said H. Washington Kipe and Annie E. Kipe, his wife, do hereby grant and convey unto the said Elizabeth M. Harris and Mary McGill Dennis, all that tract of land in Urbana District, Frederick County, Maryland, containing Two Hundred and Thirty-two acres and twenty-seven square perches of land, more or less, it being part of those tracts of land which were conveyed by John F. Harris and Eberle F. Harris, Executors of a certain Eberle F. Harris, deceased, by deed dated October 7th A. D. 1898, and recorded among the Land Records of Frederick County in Liber D. H. H. No. 3, folio 103, ^{the} one-half undivided interest in said Land having descended to a certain Margaret E. Harris from her father Eberle F. Harris, 2nd., who died intestate leaving only two heirs at law, the said Margaret E. Harris and James P. Harris, her brother, the one-half undivided interest of the said James P. Harris, having been conveyed by his trustee, George R. Dennis, Jr., to the said Margaret E. Harris, who gave a mortgage thereon, which was assigned to the said Elizabeth M. Harris and Mary McGill Dennis, who purchased the said property at a mortgagee's sale, from George R. Dennis, Jr., assignee who on the 31st day of December, in the year 1931, executed to them a deed for the said property which deed is recorded in Liber No. 382, folio 39 etc., one of said Land Records, it being the same property which was conveyed to us by the said Elizabeth M. Harris, and Mary McGill Dennis, by deed of even date herewith and intended to be recorded among the Land Records of Frederick County prior to the recording hereof, Together with all crops pitched or, to be pitched on said Mortgaged premises and it is agreed by all the parties hereto that no wood shall be cut or removed from the premises fire wood and lumber for repair of building excepted.

SUBJECT, HOWEVER, to THREE Federal Farm Loan Amortization Mortgages upon which there is a balance due of \$4823.27 with interest from the payment dates set forth in said Mortgages; and 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 parcel of ground and premises unto and to the proper use and benefit of H. Washington Kipe and Annie E. Kipe, his wife, their heirs and assigns forever.

PROVIDED that if the said H. Washington Kipe and Annie E. Kipe, his wife, their heirs, personal representatives or assigns, shall well and truly pay or cause to be paid the aforesaid