

on the amortization plan, to better secure the payment of which said principal sum and the interest thereon as above set forth, as and when each of said payments shall become due and legally demandable, these presents are executed:

NOW, THEREFORE, This Mortgage, WITNESSETH, That for and in consideration of the premises and the sum of One Dollar, the said party of the first part does hereby bargain and sell, grant and convey unto the said THE FEDERAL LAND BANK OF BALTIMORE, its successors and assigns, the following described property, to wit:-

A certain tract or parcel of land in Creagerstown and Emmitsburg Election Districts, Frederick County, in the State of Maryland, containing fifty-nine (59) acres, two (2) roods and twenty-three (23) perches, more or less, and embraced within the following courses and distances:

Beginning at a natural spring of water on the line of the land hereby conveyed and the land now owned by Willie C. Miller and run with said Willie C. Miller's land three courses as follows: N. 50° E. 31.36 per. to a stone planted, thence N. 6° E. 110 per. to a stone planted, thence S. 84½° E. 22.72 per. to a stone planted at a corner of land now owned by William C. Fleagle and with his land S. ¼° W. 144.6 per. to the S. side of the aforesaid road leading to Graceham and with said road reverse N. 78° E. 4.48 per. to a corner of land ^{now} owned by Henry Miller and with said land S. 9¼° W. 51.8 per. to a stone, thence S. 75 ¾° W. 66.9 per. to a corner of the land of Charles Krise and with said land up and across Beaver Dam Creek N. 13½° W. 42.2 per. to a stake, thence with the land of Frederick C. Fisher N. 50½° W. 10 per. to a stake on the W. bank of Beaver Dam Creek and thence N. 38½° E. 46 per. to the beginning.

Being the same tract of 59 acres, 2 roods and 23 perches that was conveyed to said John A. Clem by deed from Charles C. Waters, Trustee, dated June 23, 1915, and recorded among the land records of said county in Liber HWB No. 312, folio 559.

For a further description of the land hereby conveyed, reference is made to the application of the mortgagors for this loan and to the abstract of title made by the bonded abstractor and correspondence which are the basis of this loan.

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

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises to and unto the proper use and benefit of the said Bank, its successors and assigns forever.

AND IT IS HEREBY covenanted and agreed with said Bank that said party of the first part is lawfully seized of said premises; that said party of the first part has a good right to sell or convey the same, and that the same are free and clear of all encumbrances.

PROVIDED that if the said party of the first part, or the heirs, personal representatives or assigns of said party of the first part, shall well and truly pay or cause to be paid the aforesaid principal sum and all interest thereon accrued, in accordance with the provisions for the payment herein set forth, as and when the same may be due and payable, and shall perform all the covenants herein to be performed, then this mortgage shall be void.

The said party of the first part in the application for this loan, has made certain representations to said Bank as to the purpose or purposes for which the money loaned on this mortgage was borrowed, Such representations are hereby specifically referred to and made part of this mortgage.

This mortgage is made to said party of the second part as a Federal Land Bank doing business under the "Federal Farm Loan Act" approved July 17th, 1916, and amendments thereof, and is hereby agreed to be in all respects subject to and governed by the terms and provisions of same.

The party of the first part shall pay simple interest on all defaulted or overdue semi-annual payments, at the highest rate allowed by this State, not to exceed eight per cent. per annum, accounting from the date of such default.

In the event that party of the first part shall fail to pay any taxes, liens, judgments, or assessments against said premises when due, or to maintain insurance as herein provided for,