

The Real Estate and Improvement Company of Baltimore City, the said parties of the first part do grant unto the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns.

All that piece or parcel of ground situate, lying and being in the town of Brunswick, Frederick County, in the State of Maryland, and described as follows, that is to say:

Beginning for the part hereby conveyed at a point on the east side of Fourth Avenue, four hundred and thirty (430) feet north of the north side of "A" Street, and running in an easterly direction parallel to said "A" Street, a distance of one hundred and fifty (150) feet to a twenty-five<sup>(25)</sup> foot alley; thence along the west side of said alley; in a northerly direction forty-one and five-tenths (41.5) feet; thence in a westerly direction one hundred and fifty (150) feet to the east side of Fourth Avenue; thence with the eastern side of said Fourth Avenue, in a southerly direction, forty-one and five-tenths (41.5) feet to the place of beginning. Being the greater portion of lot number one (1) in Block number eight (8) as shown on a plat of The Real Estate and Improvement Company's Sub-division of part of Brunswick, prepared by R. T. Mavin, Surveyor, dated July 24, 1890, and recorded in Liber W. I. P. No. 13, folio 311, one of the Land Records of Frederick County, and a small portion of lot number seventeen (17) in Block number eleven (11) as shown on a plat of the land of the Mutual Land and Improvement company of Baltimore City recorded in Liber W. I. P. No. 11, folio 473, one of the Land Records of Frederick County; the remainder of said lot number seventeen (17) having been conveyed by John T. Martin and wife to Amos Wellen, by deed bearing date on the sixth day of June, nineteen hundred and five and recorded in Liber S. T. H. No. 271, folio 44, one of the land records of Frederick County.

Being the same property conveyed unto the said Milton L. Holler and Mildred V. Holler, his wife, by Howard Marvin Jones and Mabel C. Jones, his wife, by deed dated August 30, 1927, and recorded August 31, 1927, among the Land Records of Frederick County aforesaid in Liber No. 364, folio 52.

Together with the improvements thereon, and the rights, privileges and appurtenances 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 the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns in fee simple.

Provided that if the said parties of the first part their heirs, personal representatives or assigns, shall pay to the said The Real Estate and Improvement Company of Baltimore City its successors or assigns, the said sum of Twenty-six hundred and ninety-eight dollars, and nineteen cents, with interest thereon, at the rate of six per cent. per annum, in monthly installments of at least Forty-four dollars and fifty cents, including interest, beginning for the first installment thereof on the last day of September, 1929, and shall make no default in any agreement, covenant or condition of this Mortgage, then this Mortgage shall be void.

And it is agreed that until default be made in any agreement, covenant or condition of this mortgage (but not thereafter) the said parties of the first part their heirs, personal representatives and assigns, shall have possession of the property above described, upon paying in the meantime the monthly installments above mentioned, and all taxes, assessments, ground rents, public dues and charges, levied or assessed, or to be levied or assessed on the said mortgaged property, or on the mortgage debt or interest, which entire mortgage debt and interest, taxes, assessments, ground rent, public dues and charges, the said parties of the first part for themselves, their heirs, personal representatives and assigns covenant to pay when legally due, and upon payment thereof to exhibit the receipted bills therefor, to the said The Real Estate and Improvement Company of Baltimore City, or its agents at its place of business.

And it is further agreed, that in the event of three of the above-mentioned monthly inst-