

Now therefore, this mortgage Witnesseth, That in consideration of the premises and of the sum of Eighteen hundred dollars now due and owing from the said parties of the first part unto the said The Real Estate and Improvement Company of Baltimore City, the said parties of the first part do grant and convey unto the said The Real Estate and Improvement Company of Baltimore City, the said parties of the first part do grant and convey 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 Brunswick, Frederick County, in the State of Maryland, and described as follows: that is to say:

Beginning for the same at a point on the south margin of East "C" Street (formerly Second Street, as shown on a plat of G. M. Wenner's Addition to Brunswick, recorded in Liber W. I. P. No. 11, folio 506,) at the northwest corner of lot number five (5) said point being two hundred and forty six and no tenths (246.0) feet, from the east margin of Maple Avenue as shown on plat No. 260826 prepared by Emory C. Crum, Frederick, Maryland, and running thence by and with the western margin of said lot number five (5) south $6\frac{1}{4}$ degrees West ninety-three and seven tenths (93.7) feet to the rear of the property hereby intended to be conveyed, thence south $84\frac{1}{2}$ degrees East thirty and four tenths (30.4) feet, thence north $6\frac{1}{4}$ degrees east ninety-four and one tenth (94.1) feet to the aforesaid ^{South} margin of East "C" (formerly Second) Street, thence by and with the same North $84\frac{1}{2}$ degrees west thirty and no tenths (30.0) feet to the beginning.

Being the same property conveyed unto the said Carson L. Burns and Myra A. Burns, his wife, by Howard Marvin Jones and Mabel C. Jones, his wife, by deed dated and recorded prior hereto among the Land Records of Frederick County aforesaid.

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 Eighteen Hundred dollars, with interest thereon, at the rate of six per cent per annum, in monthly installments of at least Twenty-seven dollars, including interest, beginning for the first installment thereof on the last day of October, 1926, 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 rent, 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 installments being due and unpaid, or if default in any agreement, covenant or condition of this mortgage, the entire mortgage debt intended to be hereby secured, shall be deemed to be due and demandable and it shall be lawful for the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, or William M. Kennedy, of Baltimore City, its or their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary for cash, to satisfy and pay said debt, interest, taxes, ground rent