

grant unto the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns, all that lot or parcel of ground situate, lying and being in Frederick County, State of Maryland, in the Town of Brunswick, and described as follows:

Beginning at the southwest corner of Maple Avenue and Fifth Street and running thence westerly along the south side of Fifth Street Two hundred (200) feet to a point, thence southerly on a line at right angles to the south side of fifth street, fifty (50) feet to a point; thence easterly on a line parallel to the south side of Fifth Street and at a uniform distance of fifty (50) feet therefrom, one hundred and eighty-two (182) feet, more or less, to the west side of Maple Avenue; thence northeasterly along the west side of Maple Avenue, fifty three (53) feet to the place of beginning. Being lot number one hundred and seven (107) west of Maple Avenue, as shown on the plat of C. M. Wenner's Second Addition to Brunswick.

Being the same property conveyed unto the said Alden W. Oakes and Madeline V. Oakes, his wife, by William F. Burkett, (known as Frank L. Spitzer) widower, by deed dated January 29th, 1919, and recorded February 6th, 1919 among the Land Records of Frederick County aforesaid in Liber No. 326, folio 404.

Together with the improvements thereon, and the rights, privileges and appurtenances there to belonging or in anywise appertaining.

To have and to hold the aforesaid parcel of land 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 Seven hundred and twenty One Dollars and fifty five cents, with interest thereon, at the rate of six per cent per annum, in monthly installments of at least ten dollars and eighty five cents, including interest, beginning for the first installment thereof on the first day of January, 1927, 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 in 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 of 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 and other charges advanced, as hereinafter stated, and all costs incurred in making such sale, including counsel fees and commission, and to grant and convey the said property to the purchaser or purchasers thereof his, her or their heirs, personal representatives and assigns, which sale shall be made in the manner following, viz: upon giving twenty days' notice of the time, place, Manner and terms of sale, in some newspaper published in Frederick County, and such other notice as by the said Mortgagee, its successors or assigns, or attorney, may be deemed