

in monthly instalments of \$33.74 accounting from the date hereof, to be applied, first to interest on the unpaid balance and the remainder to principal until said debt is paid in full. With privilege to the Mortgagor to prepay said mortgage debt or any part thereof whereupon interest will be charged only on the unpaid balance, and with further privilege to the Mortgagor to pay the sum of \$17.77 monthly from the date hereof until June, 1936, representing the interest only upon said debt, at the option of the Mortgagor, provided, all other conditions and covenants in said note and herein on the part of the Mortgagor contained shall have been promptly met, and thereafter the monthly payments shall be \$39.46, to be applied, first, to interest on the unpaid balance and the remainder to principal until said debt is paid in full; and

WHEREAS, is is agreed by the parties hereto that said note provides that time is of the essence of this contract and that in the event of default in payment of any instalment for a period of Ninety (90) days the holder of said note may, at its option, declare all the remainder of said debt due and collectible, and any failure to exercise said option shall not constitute a waiver of the right to exercise the same at any other time; and that in the event of default in payment, and if the same is collected by an attorney at law, the Mortgagor agrees to pay all costs of collection, including a reasonable attorney's fee, not exceeding ten per cent, and

WHEREAS, said Mortgagor is desirous of securing the prompt payment of said mortgage debt, with interest as aforesaid, and in the instalments as hereinbefore provided, and the performance of the other covenants herein and in said note contained, these presents are executed.

NOW THEREFORE THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and of the sum of One Dollar and other valuable considerations the Mortgagor does hereby grant and convey unto the said Mortgagee, its successors and assigns, all that lot of ground, situate in Frederick County, State of Maryland, and described as follows, that is to say:

All that property situate on the East side of Carroll Street in Thurmont, Maryland, fronting 65 feet on said street, and running back 155 feet to an alley in the rear appurtenant to said lot, It being the same property as conveyed to Alice H. Cady and Frank L. Cady, her husband by Jane A. Sipes, widow, by deed dated May 17, 1920, and recorded in Liber 333, folio 45, of the Land Records of Frederick County.

Said property having being vested in Alice H. Cady, by operation of law, upon the death of her husband, Frank L. Cady.

TOGETHER with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining, together with all heating, plumbing and lighting fixtures and appliances now affixed to and being part of the realty.

TO HAVE AND TO HOLD the aforesaid parcel of ground and premises unto and to the proper use and benefit of Home Owners' Loan Corporation, its successors and assigns, forever in fee simple.

It is agreed by the parties hereto that whenever there is a reference in this mortgage to any of the parties hereto, the same shall be construed to mean as well the heirs, representatives, successors and assigns (either voluntary by act of the parties or involuntary by operation of law) of the same.

PROVIDED that if the Mortgagor shall pay or cause to be paid the aforesaid debt and all interest thereon accrued, when and as the same may be due and payable, and shall perform all the covenants herein on her part to be performed, then this mortgage shall be void.