

containing three acres and 27 perches of land, more or less, and being a part of a tract of land called "The Right of Man", and also, all that piece or parcel of land in New Market District in Frederick County, Maryland, being part of a tract of land called "Good Friday" and part of the aforementioned tract called "The Right of Man", Beginning to inclose said parts of tracts of land in one general survey at a stake standing at the end of 4 7/10 perches on the 19th line of the 139 1/2 acre parcel that was conveyed to Daniel P. Duvall by Lloyd T. Duvall, Executor, then with a line now made North 45 degrees East 28 1/2 perches North 60 3/4 degrees West 83 1/2 perches to intersect the South 25 degrees West 100 perches line of said 139 1/2 acres parcel and with said line South 25 degrees West 15 6/10 perches South 60 1/4 degrees West 8 55/100 perches to the end of the 11th line of the deed from Lloyd C. Belt to Isaac Ford and with it reversed South 31 1/2 degrees East 26 perches, then leaving said deed and running with the lines of the Baltimore and Ohio Railroad South 57 1/4 degrees East 46 perches, then leaving said Road North 50 1/2 degrees East 10 perches South 82 3/4 degrees East 4 7/10 perches to the beginning, containing 16 acres 3 roods and 4 square perches of land, more or less. Saving and excepting from this conveyance that portion thereof which was conveyed by Isaac Ford and Elizabeth P. Ford, his wife, to the Baltimore & Ohio Railroad Company, its successors and assigns, by deed dated October 16, 1900, and recorded in Liber D. H. H. No. 7, folio 349, one of the Frederick County Land Records, this deed conveyed to the Railroad Company a strip of land containing 0.75 of an acre. It being the same property as conveyed to Irvin E. Beard and Mamie L. Beard, his wife, by Gilmore R. Flautt and Ruth R. Flautt, his wife, by deed dated June 15, 1926, and recorded in Liber 358, Folio 310, one of the Land Records of Frederick County.

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 wherever 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 Mortgagors 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 their part to be performed, then this mortgage shall be void.

It is agreed that, until default be made in the premises, but not thereafter, the Mortgagors shall possess the said property upon paying in the meantime all ground rent, taxes and assessments, levies, public debts and charges of every kind, levied or assessed or to be levied or assessed on said property, which ground rent, taxes, assessments levies, public dues, charges, mortgage debt and interest the Mortgagors do hereby covenant to pay when legally demandable, and the Mortgagors do further covenant and agree that they shall, whenever called upon by the Mortgagee or its agent, deliver the receipted bills for ground rent and taxes accruing on said property, to the Mortgagee, or a certificate signed by each taxing official to whom any such taxes shall be payable, that all taxes due to be paid said official have been paid for the current year; and if the same be not