

Frederick County, State of Maryland.

WITNESSETH: That for and in consideration of the sum of Two Hundred Fifty (\$250.00) Dollars now due from said Clementine Haines to Walter G. Runkles of Trenton, New Jersey, I, the said Clementine Haines do hereby grant and convey unto the said Walter G. Runkles and his assigns in fee simple all that piece or parcel of ground situate, lying and being in Frederick County and State of Maryland and described as follows to wit: BEGINNING for the same at a point in the middle of the Mount Airy and Sidney Chapel Road fifteen feet from a stone planted on the north of said road in the following course to wit: South 29 3/4 West, and running thence South 29 3/4 West 9 88/100 perches to a stone, then South 77 degrees West 9 44/100 perches to a stone then North 29 3/4 East 15 28/100 perches to the middle of said County Road thence running with the middle of said Road South 66 degrees East 7 perches to the beginning, CONTAINING One Rood, Thirty nine and a half square perches of land more or less.

It being the same land which was conveyed by Richard J. VanSant and Rebecca VanSant his wife to Lewis P. Haines by deed dated the seventh day of November in the year Eighteen Hundred Eighty seven and recorded in Liber W. I. P. No. 4, folio 599, one of the land records of Frederick County, Maryland.

Together with all buildings, improvements, rights, ways, waters, benefits, privileges and appurtenances thereunto belonging or in anywise appertaining.

PROVIDED that if the said Clementine Haines shall pay at maturity the promissory note given for said indebtedness of Two Hundred Fifty (\$250.00) Dollars of even date herewith by siad Clementine Haines, mortgagor, herein, payable six months after date and made payable to the said Walter G. Runkles, or order, and all renewals thereof, with all interest due thereon, and comply with all the covenants in this mortgage, then this mortgage shall be void, otherwise to be in full force and effect.

And the said mortgagor hereby covenants; That she is seized of the land hereby conveyed; that she has the right to convey said land and will warrant generally the same; that she will not suffer or permit any strip or waste of the mortgaged premises and will keep all buildings and improvements in good repair; and, she also hereby covenants that she will pay the aforesaid Mortgage debt and interest thereon when the same is due and payable, as herein above set forth and according to the tenor of said note; and will keep the buildings and improvements on the said ground fully insured from loss by fire, pay the premiums of insurance and assigns the policy to the said Walter G. Runkles, and will pay all taxes on the real estate hereby conveyed; and do further covenant that should she fail in paying the said taxes and insurance premiums and said Walter G. Runkles should pay the same, then the amount of the taxes so paid and the amount of the premiums so paid, with interest thereon shall be a lien on the mortgaged property as though included in the first instance in the mortgage itself.

PROVIDED that if default shall be made by the said Clementine Haines in the payment of the said promissory note at maturity, or any renewal thereof, when due, or of any interest thereon when due, or if default shall be made in the performance of any of the covenants in this mortgage then it shall be lawful for Walter G. Runkles, or any assignee of this mortgage to enter and possess and sell the said mortgaged premises at the Court House Door in Frederick County, Md., or on the premises at public auction for cash after giving at least three weeks' public notice of the time place, manner and terms of sale in some newspaper published in said county at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of such sale to the payment of all expenses attending said sale, including court costs, the usual chancery commissions, all counsel fees of the mortgagee or assignee or party making the same and then to the payment of the said promissory note with any interest thereon or any renewal thereof with the interest due thereon so that all monies owing under this mortgage shall be paid, and to pay the amount of the taxes and insurance premiums paid by