

East variation; First, South $87\frac{1}{2}$ degrees East 12.15 perches to the Public Road; Second, North $16\frac{3}{4}$ degrees, East 3.13 perches to a stone, then by lines of division; Third, North $84\frac{7}{8}$ degrees, West 11.75 perches; Fourth, South $16\frac{3}{4}$ degrees West 3.7 perches to the place of beginning, containing $\frac{1}{4}$ acre of land, more or less.

Being the same property that was conveyed to the said Norman F. Grabill and Bertha M. Grabill, his wife, by Harry A. Peddicord and Anita W. Peddicord, his wife, by deed dated April 3, 1928 and recorded in Liber No. 366, folio 240, one of the Land Records of Frederick County, Maryland.

Being also same property in a first mortgage from the said mortgagors to the said mortgagee dated August 27, 1934, Liber No. 392, folio 159, made to secure the repayment of the sum of \$913.25.

Being also the same property as described in a confirmatory mortgage from the said mortgagors to the said mortgagee, recorded in Liber No. 398, folio 335 &c., of the Land Records of Frederick County, Maryland, dated May 23, 1935.

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, subject to the legal operation and effect of the above mentioned mortgage, a default in which mortgage shall constitute a default in this mortgage and make this mortgage liable to foreclosure as hereinafter provided.

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 promptly paid the Mortgagee may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of six per centum per annum.

The Mortgagors covenant to pay all and singular the costs, charges and expenses, including lawyer's fees, reasonably incurred or paid at any time by said Mortgagee, because of the failure on the part of the Mortgagors to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said note and this mortgage, or either, and every such payment shall bear interest from date at the rate of six per centum per annum.