

This Mortgage, Made this 7th day of October in the year nineteen hundred and thirty, by Allen L. Phillips and Gertrude E. Phillips, his wife, of Frederick County, in the State of Maryland, parties of the first part, and The Real Estate and Improvement Company of Baltimore City, a corporation, duly incorporated under the laws of the State of Maryland, party of the second part.

Witnesseth: That in consideration of the sum of Nineteen hundred and thirty-six dollars and twenty-eight cents, now due and owing from the said parties of the first part to the said The Real Estate and Improvement Company of Baltimore City, the said parties of the first part do grant unto the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns.

All that lot or parcel of land situate, lying and being in Brunswick, Frederick County, Maryland, in C. M. Wenner's Addition to Brunswick and more particularly described as follows:

Beginning at the intersection of the north margin of Fifth Street west of Maple Avenue and the public road leading to Petersville, and running thence with the north margin of said Fifth Street in a southeasterly direction to the southwest corner of lot number one hundred and sixty-seven (167) in said addition; thence in a northerly direction with the western boundary of said lot number one hundred and sixty-seven (167), one hundred (100) feet; thence in a northwesterly direction and parallel with the first line to intersect the said Petersville road, and thence with said Petersville Road in a southwesterly direction to the beginning; being part of lots numbers one hundred and sixty-four (164), one hundred and sixty-five (165) and one hundred and sixty-six (166) in said Addition, as shown on the plat of said addition recorded in Liber W. I. P. No. 13, folio 394 one of the Land Records of Frederick County; and reference is hereby made to the foregoing plat for a more particular description of said real estate.

Being the same property conveyed unto the said Allen L. Phillips (in the name of Allan L. Phillips) and Gertrude E. Phillips, his wife, by James A. Phillips and Ruby E. Phillips, his wife, by deed dated October 8, 1926 and recorded among the Land Records of Frederick County aforesaid in Liber No. 360, folio 100.

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

To have and to hold the aforesaid parcel of ground 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 Nineteen hundred and thirty-six dollars and twenty-eight cents, with interest thereon, at the rate of six per cent. per annum, in monthly installments of at least Twenty-four dollars and twenty cents, including interest, beginning for the first installment thereof on the last day of September 1930, 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 on 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