

That Whereas, the said W. Henry Martin and Mabel Martin his wife, and Howard Martin and Edith Martin his wife, now stand indebted unto William Thompson of Thurmont, Frederick County, Maryland, in the sum of One Thousand and Five Hundred Dollars, upon their promissory note of even date herewith, payable to the order of the said William Thompson Six months after date, and for the better securing the payment of the said promissory note at maturity, or any other note or notes that may from time to time be given hereafter in renewal of the same or any part thereof, and for the further consideration of the sum of Five Dollars, paid by the said William Thompson to the said W. Henry Martin and Mabel Martin his wife, and Howard Martin and Edith Martin his wife, the receipt of which is hereby acknowledged, we the said W. Henry Martin and Mabel Martin his wife and Howard Martin and Edith Martin his wife, do hereby grant in fee simple, unto the said William Thompson all that parcel of land, situate lying and being in the town of Thurmont, Frederick County, Maryland, near the intersection of Water St. and the State Road, and more particularly described, as the lot of ground fronting 45 feet on the State Road, and running back 60 feet, which was especially reserved by John R. Rouzer, in a deed from John R. Rouzer and wife to Eliza Smith, bearing date 18th January 1878 and duly recorded among the land records of Frederick County, in Liber S. T. H. no. 282, folio 262, together with all and singular the buildings and improvements thereto belonging,

Being the same lot deeded to William Thompson on the 24th day of October in the year One Thousand Nine Hundred and Twenty Two, by William H. Eaton and Sallie M. Eaton his wife and recorded in Liber 340, folio 409, one of the land records of Frederick County.

Also being the same land conveyed by deed to W. Henry Martin and Howard Martin on the 23rd day of June 1925.

Provided, that if the said W. Henry Martin and Mabel Martin, his wife, and Howard Martin and Edith Martin his wife, their executors administrators or assigns shall pay the promissory note aforesaid at maturity, or shall pay any renewal thereof, when such renewal note shall mature, and be payable, then this mortgage shall be void.

And provided that until default be made in the payment of the promissory note aforesaid, at maturity, or any renewal thereof, when such renewal note shall mature and be payable, the said W. Henry Martin and Mabel Martin, his wife, and Howard Martin and Edith Martin his wife, shall possess the mortgaged premises as of their present estate therein.

And Provided that if default be made in the payment of the promissory note aforesaid at maturity, or of any renewal thereof, when such renewal note shall mature and be payable, then it shall be lawful for the said William Thompson to sell the said property hereby mortgaged in front of the said premises, by Public Auction for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some Newspaper published in Frederick County, once a week prior to day of sale, and to apply the proceeds of said sale to the payment in the first place of expenses attending sale, including reasonable counsel fees for preparing bond, report of sale, and attending to the ratification thereof, and then to the payment of the promissory note, or renewal thereof, with all interest due thereon, and the surplus if any to be paid to the said W. Henry Martin and Mabel Martin his wife, and Howard Martin and Edith Martin his wife, or to whoever may be entitled to same.

And the said W. Henry Martin and Mabel Martin his wife, and Howard Martin and Edith Martin his wife, covenant with the said William Thompson, that they will keep during the existence and continuance of this mortgage, the buildings erected on said mortgaged premises, insured for at least \$1000.00 in a safe and reliable Insurance Company, paying the premiums as the fall due and that they will assign the Policy of Insurance to the said William Thompson for its benefit, in case of loss or damage by fire.