

note of even date herewith, payable to the said EDWARD B. MEASELL and ANNIE B. MEASELL, his wife, or order, two years after date, with interest at the rate of six per cent per annum, the interest to be payable quarterly, and for the better securing the payment of the said note at maturity, and the interest thereon, or any note given in renewal thereof,

NOW, THEREFORE, in consideration of the premises, and the sum of Ten Dollars, the receipt of which is hereby acknowledged, we, the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, do hereby grant and convey unto the said EDWARD B. MEASELL and ANNIE B. MEASELL, his wife, all of the following real estate, situated in Urbana District, in Frederick County, State of Maryland, to-wit:

ALL THAT TRACT OR PARCEL OF GROUND, situate, lying and being in Urbana District, in Frederick County, State of Maryland, containing three (3) acres, two (2) roods and twenty-three (23) square perches of land, more or less; the property hereby intended to be conveyed being the same real estate granted and conveyed by HARRIET VIRGINIA CAREY unto the said EDWARD B. MEASELL and ANNIE B. MEASELL, his wife, by Deed dated the 29th of March, in the year 1927, the said Deed being recorded in Liber No. 362, Folio 57, among the Land Records of Frederick County, Maryland, and as subsequently conveyed by the said EDWARD B. MEASELL and ANNIE B. MEASELL, his wife unto the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, by Deed dated the 16th day of February, in the year 1931, and recorded prior to the recording of this Mortgage among the Land Records of Frederick County.

Together with the buildings and improvements thereon and all the rights, ways, privileges and appurtenances thereto belonging.

PROVIDED, That if the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, their personal representatives or assigns, shall pay the said indebtedness with all interest thereon, when due and payable, according to the tenor of the said note, or any renewal thereof, and shall perform each and every covenant in this mortgage contained, then this mortgage shall be void.

PROVIDED FURTHER, That until default shall be made in the payment of the said note at maturity, or any renewal thereof, or the payment of the interest thereon when same is due according to the tenor of the said note, the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, shall occupy and possess the said mortgaged premises as of their present estate therein.

And we, the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, do covenant that we will pay the said sum of THREE THOUSAND AND FIFTY (\$3,050.00) DOLLARS, when due and payable, according to the tenor of the said note, or any renewal thereof, together with the interest thereon, and we, the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, do covenant that we will, during the continuance of this mortgage, keep the buildings upon the said property fully insured against loss by fire in some safe and reliable insurance company, and will pay the premiums thereon, and will cause the policy or policies of insurance to be so endorsed or assigned as that in case of loss by fire the insurance will enure to the benefit of the said EDWARD B. MEASELL and ANNIE B. MEASELL, his wife.

AND PROVIDED FURTHER, That if we, the said HENRY G. STAUFFER and EDITH E. STAUFFER, his wife, shall make default in the payment of the said mortgage indebtedness, or the interest thereon, when due and payable, according to the tenor of the said note, or any renewal thereof, or should make default in any covenant of this mortgage, then it shall be lawful for the said EDWARD B. MEASELL and ANNIE B. MEASELL, his wife, their personal representatives or assigns, to sell the mortgaged premises at public auction at the Court House door, in Frederick City, Frederick County, Maryland, for cash, after having first given notice by advertisement in some newspaper published in Frederick County, Maryland, once a week for three successive weeks prior to the day of sale, setting forth the time, place, manner and terms of sale, and to apply the proceeds of said sale, in the first