

"Exhibit A"

At the request of Gilmore R. Flautt the following Mortgage is received for record and recorded Mar. 22, 1935 at 3:15 o'clock, P. M.

Test: Eli G. Haugh, Clerk.

THIS MORTGAGE, made this 20th day of March, 1935, by us, Dudley F. Strasberger and Elsie M. Strasberger, his wife, both of Frederick City, Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of Six Thousand(\$6000.00) Dollars, now due from the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, unto Gilmore R. Flautt for part of the purchase money, of the property this day conveyed unto the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, by the said Gilmore R. Flautt and Ruth R. Flautt, his wife, by deed bearing even date herewith, which said indebtedness is evidenced by the joint and several promissory note of the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, also of even date herewith, payable to the said Gilmore R. Flautt or order, one year after date, with interest from date, at the rate of six per cent (6%) per annum, payable quarterly, and for the purpose of securing the payment of the said promissory note, as well as any renewal thereof, and all accrued interest thereon, as the same shall mature, according to the tenor thereof, the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, have executed this mortgage.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt whereof is hereby acknowledged, we, the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, do hereby grant and convey, in fee simple, unto Gilmore R. Flautt, all that lot, part of a lot or parcel of ground situate, lying and being on the West side of North Market Street, in Frederick City, Frederick County, Maryland, fronting on said North Market Street thirty five feet, more or less, and running back for depth 322.30 feet, more or less, to a twenty foot alley, all of which is fully described in the deed from the said Gilmore R. Flautt and Ruth R. Flautt, his wife, to the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, bearing even date herewith, and intended to be recorded prior hereto, among the Land Records of Frederick County, Maryland, which said deed is hereby made a part hereof, as fully as if the same were herein incorporated.

TO HAVE AND TO HOLD the above described land and premises unto himself, the said Gilmore R. Flautt, his heirs and assigns, subject to the following terms, covenants and conditions:

FIRST: That if the said Dudley F. Strasberger and Elsie M. Strasberger, his wife, their personal representatives or assigns, shall pay the aforesaid promissory note, at maturity, together with the interest thereon, unto the said Gilmore R. Flautt, his Executors, Administrators or assigns, or any renewal of said note, in the event the same is renewed, with all accrued interest thereon, according to the tenor of said note, and shall also perform the covenants, herein, then this mortgage shall be void.

SECOND: That until default be made in the payment of said note, or interest, the Mortgagors, shall possess the mortgaged premises as their present estate therein.

THIRD: That the said Mortgagors hereby covenants that they will, during the continuance of this Mortgage, keep the buildings on said mortgaged premises, fully insured in the minimum sum of Six Thousand Dollars (\$6000.00) against loss or damage by fire, and that they will cause the policies or policy of such insurance to be so framed or endorsed in such manner, as shall cause the proceeds thereof, to inure to the benefit of the Mortgagee, or his assigns, to the extent of his lien or claim under this mortgage, in the event of loss or damage by fire.