

"EXHIBIT A"

At the request of Miriam W. Feely et al., the following Mortgage is received for record and recorded Feb. 9, 1935 at 12.10 o'clock P. M.

Test: Eli G. Haugh, Clerk.

This mortgage, made this Fifth day of February, in the year nineteen hundred and thirty-five, by us, Frank E. Grimes and Nettie L. Grimes, his wife, of Frederick County, Maryland, witnesseth:

Whereas the said mortgagors now stand indebted unto Miriam W. Feely and Clara K. Wilson, in the sum of nineteen hundred dollars (\$1,900.00), payable one day after date, with interest at the rate of six per cent, per annum, payable quarterly, in advance, as evidenced by their single bill of even date herewith, and to secure the prompt payment of said mortgage debt which is part of the purchase price for the first lot of land described in this mortgage, these presents are executed.

Now, therefore, in consideration of the premises and said sum of \$1,900.00, we, the said Frank E. Grimes and Nettie L. Grimes, do hereby grant and convey, in fee simple, unto the said Miriam W. Feely and Clara K. Wilson, as joint tenants, all of the following described real estate located, in said Frederick County, Maryland, to wit:

All that farm containing forty eight acres of land, more or less, situate in Mount Pleasant District, in said County, about four miles Northeast from Frederick City, on the public road known as the Gas House Pike continued, and being all of the same real estate which was conveyed to the said mortgagors from Joseph W. Heard, by deed dated February 5th 1935, and to be recorded immediately prior to the record of this mortgage amongst the land records for said Frederick County, and

All that lot of land having a frontage of 17 feet on the North side of East Third Street, in Frederick City, Frederick County, Maryland and being the same real estate which was conveyed to the said mortgagors from Gilmore Fleutt and wife, by deed dated April 8, 1930 and recorded in Liber No. 374 at folio 186, one of said land records, this property is now subject to two mortgages.

Together with the improvements thereon, known as No. 115 East Third Street, Frederick City, Maryland, and all other improvements, rights, ways and easements thereto belonging or appertaining.

Provided that if said mortgagors shall pay said mortgage debt and the interest thereon to accrue, when due, and shall perform all other covenants and conditions of this mortgage then said mortgage shall be void.

And the said mortgagors hereby covenant that they will pay said mortgage debt, and the interest thereon to accrue, will keep the improvements in good repair, and insured against loss by fire in the sum of \$ _____ for the benefit of the mortgagees, and will pay all taxes and assessments against said property and perform all other covenants, conditions and agreements of this mortgage.

And it is agreed that until default be made in the premises, the mortgagors shall possess the aforesaid property as their present estate therein.

But if default be made in the payment of said mortgage debt or the interest thereon, or in the performance of any covenant or condition of this mortgage, then it shall be lawful for the mortgagees, their personal representatives or assigns, to enter upon, and sell the hereby mortgaged property at public sale, at the Court House Door in Frederick City, Frederick County, Maryland, for cash, said sale to be made after notice of the time, place, manner and terms of said have been given by advertisement in some newspaper published in said Frederick County, once a week for three successive weeks, prior to the day of sale, and the proceeds arising from any such sale shall be applied