

Corporation, its successors or assigns, in fee-simple, all those lots or parcels of ground situate and lying in the City of Frederick, in Frederick County, in the State of Maryland, known as Nos. 31, 33 and 35 North Market Street, and lot of ground at the corner of West College Terrace and Dill Avenue, and described as follows:-

FIRST, 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, State of Maryland, being all part of Lot Number Sixty-Three (63) as designated upon the plat of Fredericktown, fronting on said North Market Street thirty-nine feet (39') three (3) inches, more or less, which was conveyed to Aaron Stern by David Schlasinger and wife, by Deed bearing date on the 29th. day of June, in the year 1859, and recorded in Liber B. G. F. No. 5, at folio 698, one of the Land Records of Frederick County (reference is hereby made to said Deed for a more particular description of the lot hereby conveyed, the said portion of Lot No. sixty-three (63) being now bounded on the north by the property of Benjamin Rosenour, et al. and on the south by the property of Charles Byerly, together with all the improvements thereon, and all rights, ways, privileges and appurtenances thereunto belonging, or in anywise appertaining, being all the same real estate conveyed to said Abraham Hamburger by Clara Lowenstein, by Deed bearing date January 5th., in the year 1926, and recorded in Liber No. 356, at folio 147, one of the Land Records of Frederick County, Maryland, and having been acquired by Clara Lowenstein under the Last Will and Testament of Aaron Stern, recorded in Liber H. L. I. at folio 269, one of the Records of Wills in the Office of the Register of Wills for Frederick County, Maryland.

SECOND, all that tract or parcel of land situate, lying and being in Frederick City, in Frederick County, Maryland, having a frontage of seventy (70) feet on West College Terrace, and known as Lot No. Thirty-Six (36), on the Plat of Western Portion of College Park, said plat being recorded in Liber S. T. H. folio 140, among the record books in the Office of the Clerk of the Circuit Court for Frederick County, Maryland.

AND BEING the same property described in the Deed from Earl L. Myers and Georgia Mac Farland Myers, his wife, to Henry Skudowitz and Dorothy Skudowitz, his wife, dated July 2nd., 1928, and recorded in Liber No. 366, at folio 567, one of the Land Records of Frederick County, Maryland; and being the same property described in the Deed from David O. Griffin and wife, to Earl L. Myers and wife, dated December 31st. 1937, and recorded in Liber No. 364, at folio 500, one of the Land Records for Frederick County, Maryland; and being the same real estate described in the Deed from Richard Potts and wife, to David O. Griffin and wife, dated February 6th., 1923, and recorded in Liber No. 342, at folio 150, one of the Land Records of Frederick County, Maryland.

The said first parcel is subject to a mortgage held by the Farmers and Mechanics National Bank, and both of said parcels are subject to another mortgage held by the same Bank, and the second parcel is subject to a prior mortgage to Dr. Rudolph M. Rau, all duly recorded; all moneys payable under each of said prior mortgages the mortgagors covenant to promptly pay when payable, and any default whereunder to constitute a default herein, and any sums which may be paid by the Mortgagee shall be included within the lien hereof.

IN CASE OF DEFAULT, the Mortgagee shall be entitled to immediate possession with or without institution of proceedings and resort to any remedy not to preclude resort to any other remedy.

AND IT IS AGREED, that forthwith, upon the institution of any foreclosure proceedings, after any default hereunder, said Mortgagee shall be entitled to a counsel fee of Two Hundred and Fifty Dollars to be paid by the said Mortgagors to the Solicitor filing or conducting said proceedings on behalf of said Mortgagee, and that upon any sale of the mortgaged property such counsel fee may be charged an expense if same shall not have been paid by the mortgagors.