All that piece or parcel of ground situate, lying and being in or near the town of Brunswick, Frederick County, in the State of Maryland, and described as follows, that is to say:-

Beginning at a point on the west side of Maple Avenue, one hundred and six (106) feet north of the northwest corner of Maple Avenue and Seventh Street, and running west on a line parallel with Seventh Street one hundred (100) feet, more or less, to an alley; thence north along said alley fifty (50) feet; thence east on a line parallel with the first line, in an opposite direction, one hundred and twenty (120) feet, more or less, to Maple Avenue; thence southwest along Maple Avenue fifty-three (53) feet to the place of beginning. Being lot number one hundred and twenty-two (122) West of Maple Avenue, as shown on the plat of C. M. Wenner's Second Addition to Brunswick, Maryland, recorded in Liber W. I. P. No. 13, Folio 394, one of the Land Records of Frederick County.

Being the same property conveyed unto the said James McK. Quinn (in the name of James M. Quinn) and Bertha P. Quinn, his wife, by Howard Marvin Jones and Mabel C. Jones, his wife, by deed dated July 23, 1925 and recorded September 29, 1925 among the Land Records of Frederick County aforesaid in Liber 354, Folio 440.

TOGETHER with the improvements thereon, and the rights, privileges and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid parcels of ground and premises unto and to the proper use and benefit of the said The Real Estate and Improvement Company of Baltimore City, its successors and assigns in fee simple.

PROVIDED that if the said parties of the first part, their heirs, personal representatives or assigns, shall pay to the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, the said sum of Twenty-four hundred and sixty-five dollars, with interest thereon, at the rate of six per cent. per annum, in monthly installments of at least Twenty-four dollars and sixty-five cents, including interest, beginning for the first installment thereof on the last day of May 1928, and shall make no default in any agreement, covenant or condition of this Mortgage, then this Mortgage shall be void.

AND IT IS AGREED that until default be made in any agreement, covenant or condition of this Mortgage (but not thereafter), the said Parties of the first part their heirs, personal representatives and assigns, shall have possession of the property above described, upon paying in the meantime the monthly installments above mentioned, and all taxes, assessments, ground rent, public dues and charges, levied or assessed or to be levied or assessed on the said mortgaged property, or on the mortgage debt or interest, which entire mortgage debt and interest, taxes, assessments, ground rent, public dues and charges, the said parties of the first part, for themselves, their heirs, personal representatives and assigns covenant to pay when legally due, and upon payment thereof to exhibit the receipted bills therefor to the said The Real Estate and Improvement Company of Baltimore City, or its agents at its place of business.

AND IT IS FURTHER AGREED, that in the event of three of the above-mentioned monthly installments being due and unpaid, or of default in any agreement, covenant or condition of this Mortgage, the entire Mortgage debt intended to be hereby secured, shall be deemed to be due and demandable and it shall be lawful for the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, or William M. Kennedy of Baltimore City its or their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary for cash, to satisfy and pay said debt, interest, taxes, ground rent and other charges advanced, as hereinafter stated, and all costs incurred in making such sale, including counsel fees and commissions, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs, personal representatives and assigns, which sale shall be made in the manner following, viz: Upon