

EXHIBIT MORTGAGE

At the request of Gilmore R. Flautt & Wife the following Mortgage is received for record and recorded Mar. 24, 1942 at 9:15 o'clock A. M.

Test: Ellis C. Wachter, Clerk.

THIS MORTGAGE, made this 20th day of March, 1942, by Carl D. Perrin and Pearl M. Perrin, his wife, of Washington, District of Columbia, hereinafter sometimes called the Mortgagors.

WHEREAS, the said Mortgagors are now indebted unto Gilmore R. Flautt and Ruth R. Flautt, his wife, hereinafter sometimes called the Mortgagees in in the sum of Sixteen Hundred Dollars (\$1600.00), being part of the purchase price of the real estate hereinafter described, which was purchased from the said Gilmore R. Flautt and Ruth R. Flautt, his wife, by the said Mortgagors as shown in the deed passing between said parties bearing even date herewith, and intended to be recorded prior hereto among the Land Records of Frederick County, Maryland, the said indebtedness being evidenced by the joint and several promissory note of the said Mortgagors of even date herewith, payable to the order of the said Mortgagees one year after date with interest from date at the rate of 6% per annum, payable quarterly; for the security of said indebtedness, this mortgage is herewith executed.

NOW, THEREFORE, in consideration of the premises, and of the sum of Five Dollars (\$5.00), cash in hand paid, the receipt whereof is hereby acknowledged, we, the said Carl D. Perrin and Pearl M. Perrin, his wife, do hereby grant and convey, unto the said Gilmore R. Flautt and Ruth R. Flautt, his wife, all those pieces, parcels or tracts of land, situate, lying and being in Lewistown Election District No. 20, Frederick County, Maryland, called "Fairbank", containing 1 acre, 3 roods and 20 square perches of land, more or less, as fully and more particularly described in the deed bearing even date herewith from the said Mortgagees to the said Mortgagors 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 and to the same extent as if the same were herein incorporated.

TOGETHER with the buildings and improvements on said land, erected, made or being and all and every the rights, ways, privileges, advantages and appurtenances to the same belonging or anywise appertaining.

It is hereby expressly understood that this mortgage shall be and operate as a lien, hereby created by the said Mortgagors on all crops pitched or cultivated by said Mortgagors on said land, or by any person or persons for them, subject to the lien of this mortgage, and in the event of a default in said mortgage and the consequent sale of the property hereby mortgaged, any crops thus pitched or cultivated by said Mortgagors or those claiming under them shall pass with the sale of the real estate herein described and mortgaged as aforesaid.

TO HAVE AND TO HOLD the above described land and premises unto themselves, the said Gilmore R. Flautt and Ruth R. Flautt, his wife, the Mortgagees aforesaid, their heirs, personal representatives and assigns, subject to the following terms, covenants and conditions;

FIRST: That the said Mortgagors, their executors, administrators or assigns, shall pay the aforesaid promissory note or any renewal thereof to the said Mortgagees, their executors, administrators or assigns, at maturity and the interest thereon, according to the tenor of said note, then this mortgage shall be void.

SECOND: That, until default, of such payment, the Mortgagors shall possess the mortgaged premises. And the said Mortgagors hereby covenant that they will, during the continuance of this mortgage, keep the buildings on said mortgaged premises, fully insured in the minimum sum of Sixteen Hundred Dollars (\$1600.00) against loss or damage by fire or