

William H. Funk, her husband, by their deed of even date herewith and which is recorded immediately prior hereto among the Land Records of Frederick County, said pieces or parcels of land being more particularly described as follows:

1. The first parcel being part of a tract of land called "The Hope" containing thirty-three acres, three roods and thirty-one perches of land, more or less, which is described by metes and bounds, courses and distances, in a deed from John L. Boyer, Trustee, to Samuel L. Boyer, dated March 8th, 1869, and recorded in the Land Records of Frederick County aforesaid in Liber C. M. No. 3, folio 140 &c., and being the same land which was conveyed by Charles Cole, Executor of Samuel L. Boyer, deceased, by his deed dated April 12th, 1879, unto Annie Funk (who was at that time Annie E. Boyer), said deed being recorded in Liber T. G. No. 11, folio 412, one of the land records of said County and State.

2. The second parcel being also a part of the tract of land called "The Hope", containing eleven acres of land, and is described by metes and bounds in a deed from Jacob Walker and Mary Walker, his wife, to Samuel L. Boyer dated November 17th, 1869, and recorded in said Land Records C. M. No. 4, folio 285, &c., and being the same land which was conveyed by Charles Cole, Executor of Samuel L. Boyer, deceased, by his deed dated April 12th, 1879, unto Annie E. Funk (who was at that time Annie E. Boyer, said deed being recorded in Liber T. G. No. 11, folio 412, one of the land records of said County and State, and

3. All of that part of a tract of land called "The Hope", containing forty-seven acres, one rood and thirty-six perches of land, which was conveyed by William I. Worman, of Frederick County, Maryland, by his deed dated April 19th, 1882, unto Anna E. Funk, of said County and State, said deed setting out the courses and distances of said tract or parcel of land, which said deed is recorded in Liber A. F. No. 5, folio 191 &c., one of the Land Records of Frederick County, as by reference thereto will more fully and at large appear.

TOGETHER with the annual crops pitched or cultivated thereon by the Mortgagors, their heirs or assigns, or those claiming under them, and the buildings and improvements thereon, and the rights, ways, waters, liberties, hereditaments, privileges and appurtenances thereto in anywise, appertaining or belonging, and the reversions and remainders, and the rents, issues and profits thereof.

PROVIDED, that if the Wilbur H. Funk and C. F. Walter Funk, their heirs, executors, administrators or assigns, shall pay to the said Annie E. Funk, her heirs or assigns, the said sum of Twenty-five Hundred (\$2500.00) Dollars and the interest thereon, according to the tenor of said promissory note, and shall perform all the covenants and agreements herein or their part to be performed, then this Mortgage shall be void.

AND the said Wilbur H. Funk and C. F. Walter Funk, their heirs and assigns, do hereby covenant with the said Annie E. Funk, her heirs and assigns that they are lawfully seized of the property hereby conveyed; that they have not done or suffered to be done any deed, act or thing whereby the land or premises hereby conveyed or any part thereof has been charged, affected or encumbered, in title, estate or otherwise; that they will not suffer or permit any strip or waste of the mortgaged premises; that they will keep all buildings in good and substantial repair; that they will pay all taxes and assessments, public dues or charges of whatsoever kind or description, levied or assessed, or to be levied and assessed against said mortgaged property when legally demanded; that they will pay the mortgage debt and interest thereon when the same is due and payable according to the tenor of said promissory note; and that they will insure forthwith and pending the existence of this mortgage keep insured against loss by fire, by some insurance company or companies acceptable to the Mortgagee her heirs or assigns, the improvements on the hereby mortgaged land to the amount of at least Two Thousand (\$2,000.00) Dollars, and will cause the policy or policies issued therefor to be so framed or endorsed, as in case of fire to inure to the benefit of the Mortgagee, her heirs