

effect thereof, we the said Charles S. Wisner and Goldie M. Wisner, his wife, do hereby agree to execute these presents.

NOW THEREFORE in consideration of the above recited premises and the sum of Five Dollars, in hand paid at and before the execution of these presents, the receipt whereof is hereby acknowledged, we the said Charles S. Wisner and Goldie M. Wisner, his wife, do hereby grant in fee simple unto the said Lena Tritapoe, all those several tracts or parts of tracts and parcels of land, situate, lying and being along the road leading from Buckeystown to Urbana in Urbana District, Frederick County, State of Maryland, containing 67 acres of land more or less and being the same land and premises which was conveyed to the said Charles S. Wisner and Goldie M. Wisner, his wife, by deed from the said Lena Tritapoe and George A. Tritapoe, her husband, of even date herewith and intended to be recorded just prior to or at the same time of the recording of this mortgage. The money secured by this mortgage being part of the purchase money mentioned in the said deed from Lena Tritapoe and George A. Tritapoe, her husband, to the said Charles S. Wisner and Goldie M. Wisner, his wife, of even \_\_\_\_\_ herewith for said property.

PROVIDED that if we the said Charles S. Wisner and Goldie M. Wisner, his wife, or heirs personal representated or assigns shall pay or cause to be paid to the said Lena Tritapoe, her heirs, personal representatives or assigns, the said joint and several promissory note at the maturity thereof together with all the interest that may accrue thereon according to the terms and conditions thereof then this mortgage shall be void.

PROVIDED further that until default shall be made in the payment of the said joint and several promissory note and the interest thereon as aforesaid, the said Charles S. Wisner and Goldie M. Wisner, his wife, shall occupy and possess the said mortgage\_ premises as their present estate therein. But if default shall be made in the payment of the said joint and several promissory note at the maturity thereof or if default shall be made in the payment of any one instalments of interest thereon when the same shall become due and payable by the terms and conditions thereof or if default shall be made in any of the covenants hereinafter contained then it is hereby agreed the whole mortgage debt shall become due and payable whether the same shall have matured by the terms thereof or not and it shall then be lawful for the said Lena Tritapoe, her heirs, personal representatives or assigns, to sell the said mortgage\_ premises at the Court House Door in Frederick City, Maryland at Public Auction for cash:- First giving notice by advertisement inserted in some newspaper published in Frederick County, setting for the time, place, manner and terms of sale once a week for three successive weeks prior to the day of sale, and the proceeds of sale shall be applied as follows: First the payment of all costs, charges and expenses of sale including counsel fees and such commissions to the person making such sale as are usually allowed trustees for making sales of real estate in Equity:- Secondly, to the payment in full of said joint and several promissory note, and all the interest due thereon, up to the time of payment, whether the same shall have matured by the terms thereof or not, and lastly the surplus if any shall be paid to the said Charles S. Wisner and Goldie M. Wisner, his wife, or their assigns, and the said Charles S. Wisner and Goldie M. Wisner, his wife, do hereby covenant that they will cause the buildings on said property to be insured from loss by fire in some safe and reliable insurance company, in a sum not less than THREE THOUSAND DOLLARS; that during the continuance of this mortgage they will keep the same insurance pay the premiums thereon and will assign the policies of insurance over to the said Lena Tritapoe, or cause the same to be entered to her use or the use of her assigns as a further and additional security for the payment of the said mortgage debt.

TEST

James H. Cramer

Charles S. Wisner (SEAL)

Goldie M. Wisner (SEAL)