

That on the 22nd day of January, 1934, James I. Renner and Denda I. Renner, his wife, being indebted unto Home Owners' Loan Corporation by their promissory note of even date in the sum of two thousand two hundred seventeen dollars and eighteen cents (\$2,217.18), payable in monthly instalments of nine dollars and twenty-three cents (\$9.23) each from the date of the said note until June, 1936, and thereafter in monthly instalments of twenty dollars and fifty cents (\$20.50) each, as will appear by reference to said note, and for better securing the payment thereof, the said James I. Renner and Denda I. Renner, his wife, executed their mortgage deed to said Home Owners' Loan Corporation, which said mortgage bore even date with said note and was duly recorded in Liber 391, folio 141 etc., one of the Land Records of Frederick County, Maryland.

That by said mortgage said mortgagors conveyed unto the said mortgagee all that lot of ground situate in Frederick County, State of Maryland, and described as follows, that is to say: beginning for the same at a stone on the south side of the turnpile and running thence (1) North $59\frac{1}{2}$ degrees East 11 perches; thence (2) South 35 degrees East 41.2 perches; thence (3) South $69\frac{1}{2}$ degrees West 18 perches; thence (4) South $73\frac{3}{4}$ degrees West 6.75 perches; thence (5) North 35 degrees West $22\frac{7}{8}$ perches; thence (6) North $58\frac{1}{2}$ degrees East 12.75 perches; thence (7) North 35 degrees West 12.5 perches to the beginning. Containing 4 acres and 3 roods of land, more or less, being the same property which was conveyed to James I. Renner and Denda I. Renner, his wife, by Charles A. Stover and Mattie A. Stover, his wife, by deed dated April 1, 1926, and recorded in Liber 356 folio 499 of the Land Records of Frederick County, Maryland.

Together with the buildings and improvements thereon and the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

That the said James I. Renner and Denda I. Renner, his wife, covenanted with the said Home Owners' Loan Corporation, among other things, to pay the mortgage debt and all interest thereon accrued, when and as the same was due and payable as therein provided, and they further covenanted and agreed to pay all taxes and assessments, levies, public dues and charges of every kind, levied or assessed on the mortgaged property when legally demandable, and further covenanted to keep all buildings erected and to be erected upon said property insured against loss or damage by fire or other contingency in an amount as proved by the mortgagee.

That in said mortgage it was, among other things, provided that in case of any default being made in the payment of said mortgage debt or the interest thereon to accrue in any part or either of them, at the time limited for payment of the same, and said default should continue for ninety days, or in default of any agreement, covenant or condition in said mortgage, then the entire mortgage debt should be deemed due and demandable at the option of the mortgagee and it should be lawful for the mortgagee or its assigns, or John I. Rowe and Joseph D. Mish, or either of them, at any time after such default to sell the mortgaged property or so much thereof as might be necessary to satisfy and pay said debt, interest charges and all costs incurred in making such sale, (under Article 66, Sections 6 to 10 of the Maryland Code, Public General Laws or any other General or Local Laws relating to mortgages) and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs, personal representatives or assigns, and which sale should be made in the manner following, viz: upon giving twenty days' notice of the time, place, manner and terms of sale in a newspaper printed in Frederick County, and such other notice as by the said mortgagee or its assigns might be deemed expedient; and in the event of a sale of said