

THIS PURCHASE MONEY MORTGAGE, made this 12th day of May, 1950, by Benjamin Hume McGaha and Avis G. McGaha, his wife, of Frederick County, Maryland.

WITNESSETH:

THAT WHEREAS, the said Benjamin Hume McGaha and Avis G. McGaha, his wife, are indebted unto Nelson C. Kreh and C. Herbert Kreh, her husband, in the sum of Three Hundred Eighty Five Dollars (\$385.00), as evidenced by their joint and several promissory note of even date herewith, payable to the order of the said Nelson C. Kreh and C. Herbert Kreh, her husband, one year after date, with interest at four and one-half percent ($4\frac{1}{2}\%$), per annum, and wishing to better secure the punctual payment of said note, and the interest thereon to accrue, as well as all renewals, replacements, or substitutions thereof, this Mortgage is executed conveying the real estate hereinafter described.

THIS MORTGAGE is intended to secure the payment to the Mortgagees of the purchase money advanced the Mortgagors by the Mortgagee and used by the Mortgagors in the purchase of the hereby mortgaged property.

NOW, THEREFORE, in consideration of the above recited premises and the sum of Ten Dollars, (\$10.00), in hand paid, we, the said Benjamin Hume McGaha and Avis G. McGaha, his wife, do hereby grant and convey unto Nelson C. Kreh and C. Herbert Kreh, her husband, all the following pieces or parcels of ground situate lying and being in Frederick County, Maryland, as follows:

FIRST: All those lots or parcels of ground situate lying and being in Mt. Pleasant District, Frederick County, Maryland, being the same piece or parcel of ground described in a deed from Carl M. Cramer, et al to Benjamin Hume McGaha and Avis G. McGaha, his wife, said deed dated the 19th day of November, 1948, and recorded in Liber 477, folio 78, one of the Land Records of Frederick County, Maryland.

SECOND: All those lots or parcels of ground situate lying and being in Mt. Pleasant District, Frederick County, Maryland, being the same mentioned and described in a deed from Nelson C. Kreh, et al, to Benjamin Hume McGaha and Avis G. McGaha, his wife, said deed dated the 21st day of February, 1950, and intended to be recorded at and before the recording of this Mortgage among the Land Records of Frederick County, Maryland.

TOGETHER with all the improvements thereon and all the rights, ways and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the aforesaid parcels of land and premises unto and to the proper use and benefit of the said Mortgagees and their assigns forever.

PROVIDED that if the said Benjamin Hume McGaha and Avis G. McGaha, his wife, shall pay, or cause to be paid, the aforesaid note, according to the tenor thereof, together with all renewals and replacements thereof and shall perform all the covenants herein on their part to be performed, then this Mortgage shall be void.

AND IT IS AGREED That until default be made in the premises the said Benjamin Hume McGaha and Avis G. McGaha, his wife, their heirs and assigns shall possess the aforesaid property upon paying in the meantime all taxes and assessments, public dues and charges of every kind, levied or assessed, or to be levied or assessed, on the hereby mortgaged property, which taxes, assessments, public dues and charges, mortgage debt and interest, the said Mortgagors, for themselves and for their executors, heirs and assigns, do hereby covenant to pay when legally demandable; but if default be made in the payment of said money, or the interest thereon to accrue, or in any part of either one of them at the time limited for the payment of the said money, or in any agreement, covenants or conditions of this mortgage, then the entire mortgage debt shall be deemed due and demandable, and it shall be lawful for Nelson C. Kreh and C. Herbert Kreh, her husband, their executors, personal representatives, or assigns, at any time after such default, to sell the property hereby mortgaged or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incident to making such