

WITNESSETH: WHEREAS, the said Charles K. Saunders and Sarah J. Saunders his wife, are justly indebted unto John T. Crawford and Celeste V. Crawford, his wife, as tenants by the entireties, or order, for borrowed money in the principal sum of NINE HUNDRED FIVE (\$905.00) DOLLARS as evidenced by their Single Bill of even date, with interest from date at the rate of six per cent per annum, on the unpaid principal until paid; principal and interest being payable at the home of John T. Crawford and Celeste V. Crawford, his wife, at 805 Silver Spring Avenue, Silver Spring, Maryland, in monthly installments of TWENTY (\$20.00) DOLLARS principal, commencing on the 20th day of January, 1951, and on the 20th day of each month thereafter until the sum of NINE HUNDRED FIVE (\$905.00) DOLLARS principal has been paid, with interest from date on the unpaid balance, at said rate of four and one-half per cent per annum, payable quarterly.

Privilege is reserved to pay this debt in whole, or in part in an amount equal to one or more monthly payments on the principal that are next due, prior to maturity. And

WHEREAS it was a condition precedent to the making of the aforesaid loan that the repayment thereof, with interest, should be secured by the execution of these presents.

Said sum of \$905.00 so secured being part of the purchase price for the property herein described.

NOW, THEREFORE, This Mortgage Witnesseth: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), current money in hand paid, we, the said Charles K. Saunders and Sarah J. Saunders his wife, do hereby grant and convey in fee simple unto the said John T. Crawford and Celeste V. Crawford, his wife, as tenants by the entireties, all that lot of land containing four acres, more or less, and being the same real estate which was conveyed to Charles W. Mahoney by deed from Francis Thomas and Mary E. Thomas, his wife, dated August 21, 1918, and recorded in Liber No. 326, folio 91, one of the Land Records for Frederick County.

It being the same real estate which was conveyed unto Charles K. Saunders and Sarah J. Saunders, his wife, by deed from Nellie V. Mahoney, widow, Paul W. Mahoney and Beulah Mahoney, his wife, John Francis Mahoney and Anne Mahoney, his wife, Charles Richard Mahoney and Mary Elizabeth Mahoney, his wife, heirs of Charles W. Mahoney, dated December 12, 1950, and intended to be recorded prior to the recording of this mortgage among the Land Records for Frederick County.

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

TO HAVE AND TO HOLD the above described piece or parcel of land and premises unto and to the proper use and benefit of said mortgagee, its successors and assigns, forever.

PROVIDED, if the said mortgagors, their heirs, successors or assigns, shall pay to the said mortgagee, or order, the single bill aforesaid at maturity and the interest thereon, or shall pay renewal thereof when such renewal note shall mature and be payable and the interest thereon, and keep all the covenants herein on the part of the said mortgagors agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the single bill aforesaid at maturity, and the interest thereon, or of any renewal thereof when such renewal shall mature and be payable, and the interest thereon, or until default be made in any covenant herein contained, the said mortgagors shall possess the mortgaged premises as of their present estate therein.

AND THE said mortgagors for themselves their personal representatives, heirs, successors and assigns, do expressly covenant and agree with the said mortgagee:

THAT they will pay the indebtedness as hereinbefore provided;

THAT they will pay all taxes, assessments, public dues and charges of every kind, levied,