

Ramsburg (widower), by deed dated January 29, 1910, and recorded in Liber No. 290, folio 335, one of the Land Records of Frederick County, less; however, that small portion thereof conveyed by Henry T. Ramsburg and Alverta E. Ramsburg, his wife, to Frank G. Rensberg and Marie R. Rensberg, his wife, by deed dated January 11, 1941, and recorded in Liber No. 426, folio 304, one of the Land Records of Frederick County, the said Henry T. Ramsburg having died intestate, and left surviving him the aforesaid Mamie I. Rensberg, one of his heirs-at-law.

Together with all buildings, improvements, rights, ways, waters, commons, easements, benefits, privileges and appurtenances thereunto belonging or in any wise appertaining.

Provided that if the said Mamie I. Rensberg shall pay at maturity the promissory note given for said indebtedness of Eight Thousand Five Hundred (\$8,500.00) dollars being part of the purchase money, of even date herewith by Mamie I. Rensberg mortgagor herein, payable six months after date, made payable to the said Ralph D. Fout, or order, with interest thereon at four percent. per annum, payable semi-annually and all renewals of said note with interest thereon and comply with all the covenants in this mortgage, then this mortgage shall be void, otherwise to be in full force and effect.

And the said mortgagor hereby covenant; That she is seized of the land hereby conveyed and have the right to convey said land; that she will not suffer or permit any strip or waste of the mortgaged premises and will keep all buildings and improvements in good repair; and she also hereby covenant that she will pay the aforesaid mortgage debt and interest thereon when the same is due and payable, as herein above set forth and according to the tenor of said note; and will keep the buildings on the said ground fully insured from loss by fire, to the extent of \$7,500.00, pay the insurance premiums and protect in the policy of insurance the mortgagee or assignee, and will pay all taxes on the real estate hereby conveyed and should she fail in paying the said taxes and insurance premiums and said mortgagee or