175.0 feet to an iron pipe, thence North 72° 2' East 1301.0 feet, more or less, to the southeast corner of the aforesaid lot #7 as shown on the aforesaid plat, thence with the easternmost line of said lot #7 North 17° 45' West 175.0 feet to the place of beginning.

Being all and the same real estate described in the following three deeds: (1) From Elizabeth M. Sutton and Hugh H. Sutton, her husband, to Edward S. Cowal et al, dated March 18, 1952, and recorded in Liber 501, Folio 207, one of the Land Records of Frederick County, Maryland; (2) From Hugh H. Sutton and Elizabeth M. Sutton, his wife, to Edward S. Cowal et al, dated March 18, 1952 and recorded in Liber 501, Folio 208, one of the aforesaid Land Records; (3) From Hugh H. Sutton and Elizabeth M. Sutton, his wife, to Edward S. Cowal et al, dated March 18, 1952, recorded in Liber 501, Folio 210, one of the aforesaid Land Records.

And being also the said lot #7 on the plat aforesaid and the two parcels, one containing 0.86 acres of land and the other 3.06 acres of land, as shown on a plat made by C. Edward Smith, Jr., dated September 25, 1951, which said plat is attached to the deed and recorded immediately thereafter said deed from James H. Grove, Jr., and Virginia H. Grove, his wife, to Hugh H. Sutton and Elizabeth M. Sutton, his wife, dated October 1, 1951, and recorded in Liber 496, Folio 318.

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 mortgagees, their heirs, successors and assigns, forever, in fee simple.

PROVIDED, if the said mortgagor__, his heirs, successors or assigns, shall pay to the said mortgagees, or order, the promissory note aforesaid at maturity and the interest thereon, or shall pay any 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 mortgagor__ agreed to be performed, then this mortgage shall be void.

AND PROVIDED, until default be made in the payment of the promisory note 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 mortgagor__ shall possess the mortgaged premises as of his present estate therein.

AND THE said mortgagor__ for himself, his personal representatives, heirs, successors and assigns, does expressly covenant and agree with the said mortgagees;

THAT he will pay the indebtedness as hereinbefore provided;