

successors or assigns, to reimburse the Mortgagee for the amount thereof in manner aforesaid, then the whole debt hereby secured shall, at the option of the Mortgagee, be deemed due and payable forthwith as upon default in any other covenant or condition of this mortgage.

And the said Mortgagor, for himself, his heirs, personal representatives successors or assigns, does hereby further covenant that he will take proper care of said real estate and keep the improvements thereon in a good state of repair and neither commit waste or allow waste to be committed nor suffer anything to be done that will impair the value thereof. And the said Mortgagor covenants to warrant specially the said property and to execute such further assurances thereof as may be requisite.

The expression "party of the first part" and the word "Mortgagor" with the respective singular verbs shall be construed to be the singular or plural and the masculine pronoun in all its cases shall be construed to include all other genders.

This is a mortgage to secure balance of purchase price.

It is understood and agreed that due to the length of the description of the property herein conveyed and the insufficient space provided in the mortgage form, a rider containing a portion of said description is attached hereto and made a part of this instrument.

WITNESS, the hand and seal of the said Mortgagor.

Witness: Emmert R. Bowlus
Emmert R. Bowlus

H. Irving Stine (SEAL)
H. Irving Stine

State of Maryland, County of Frederick, to wit:

I hereby certify that on this 27th day of January in the year Nineteen Hundred and Forty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared H. Irving Stine, the within named Mortgagor, and acknowledged the foregoing mortgage to be his act.

At the same time also personally appeared Amos A. Holter, agent for the within named Mortgagee and made oath in due form of law that the consideration set forth in said mortgage is true and bona fide as therein set forth; and also made oath that he is the agent of the Mortgagee.