

THIS MORTGAGE Made this 25th day of September, 1945, by us, Robert L. Grove and Elizabeth F. Grove, his wife, of Frederick County, Maryland, parties of the first part, and Farmers & Mechanics National Bank of Frederick, a body corporate, party of the second part.

WITNESSETH: Whereas the said Robert L. Grove and Elizabeth F. Grove, his wife, stand indebted unto the Farmers & Mechanics National Bank of Frederick, a body corporate, in the sum of TEN THOUSAND (\$10,000.00) DOLLARS evidenced by their promissory note of even date herewith, payable to the order of Farmers & Mechanics National Bank of Frederick, a body corporate, one year after date, with interest from date at the rate of five per cent per annum, payable quarterly, 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. Said sum of \$10,000.00 so secured being part of the purchase price for the property herein conveyed.

NOW, THEREFORE, In consideration of the above recited premises and the sum of TEN (\$10.00) DOLLARS in hand paid, we, the said Robert L. Grove and Elizabeth F. Grove, his wife, do hereby grant and convey in FEE SIMPLE unto Farmers & Mechanics National Bank of Frederick, a body corporate, all that lot or parcel of land situate, lying and being on the north side of East Third Street, in Frederick, Frederick County, Maryland, known and designated as No. 27 on the Street aforesaid, fronting on said street 30 feet, more or less, and extending back a uniform width 210 feet, more or less.

It being the same real estate which was conveyed unto Robert L. Grove and Elizabeth F. Grove, his wife, by deed from George D. Paxson and Alice K. Paxson, his wife, Mary E. Phillips and George J. Phillips, her husband, Frances P. Jones and Stuart E. Jones, her husband, Margaret P. Deland and Allan S. Deland, her husband, dated the 14th day of August, 1945, 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, roads, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.