

Mortgage

Recorded June 25, 1962 at 12:15 P. M.

This Mortgage, Made this *16th* day of *Nov.*, in the year nineteen hundred and sixty-one by and between Kenneth J. Keeney and Patsy I. Keeney, his wife, Mortgagors of Frederick County in the State of Maryland, of the first part, and Ridge Pike Builders, Inc. of Conshohocken, State of Pennsylvania, Mortgagee, of the second part:

Whereas, the Mortgagor, stand held and firmly bound unto the said Mortgagee, in the sum of (\$12,012.00--> TWELVE THOUSAND TWELVE and 00/100 Dollars-----

Lawful money of the United States of America, conditioned for the payment to the above named Mortgagee, at its office in Conshohocken, Montgomery County, Pennsylvania, of the just sum of \$12,012.00--lawful money as aforesaid in eighty-three monthly installments of not less than \$88.00----each and a final installment of \$4,708.00---the first installment to be paid within 60 days after execution thereof and the succeeding installments on or before the first day of each and every month thereafter until the aforesaid just sum is fully paid. The privilege is reserved to the Mortgagor to pay the obligation in whole or in part at any time and the Mortgagor agrees that in the event of any such pre-payment the pay-off balance shall be computed in accordance with the Rule of 78's as recommended by the American Bankers' Association.

To Secure the repayment of said Mortgage Debt and interest when and as the same become due and payable these are executed.

Now This Mortgage Witnesseth, That in consideration of the premises and of the sum of One Dollar, the said KENNETH J. KEENEY and FATSY I. KEENEY his wife, do grant and convey unto Ridge Pike Builders, Inc., its successors and assigns, in fee simple, together with, and including all that certain lot or piece of ground with the buildings and improvements to be thereon erected more particularly described: All that lot or parcel of land situate, lying and being in the County of Frederick, State of Maryland,

and which is more particularly described as follows:
BEGINNING at a point in the southern margin of Mud College Road, said point being the eastern line of Cleo Eichelberger property, thence with the eastern line of Cleo Eichelberger property, 200 feet in a southern direction to a point, a new corner, thence parallel to Mud College Road 100 feet in an eastern direction to a point, a new corner, thence in a northern direction parallel to the southern line of the herein described property, 200 feet to a point in the southern margin of the said Mud College Road, a new corner, thence with southern margin of said Mud College Road 100 feet in a western direction to the point of beginning.

Being all and the same real estate which was conveyed unto KENNETH J. KEENEY and PATSY I. KEENEY, his wife from GEORGE RUNKLES and NELMA RUNKLES, his wife by deed dated the 27th day of September, 1961 and recorded in Liber , folio , one of the Land Records of Frederick County, Maryland.

