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11607

Recorded November 27, 1963 at 11:15 A.M.

No. 21,271 Equity
Exhibit 3

# MORTGAGE

THIS MORTGAGE, made this 26th day of November in the year 19 63 by and between David S. Porten and Shirley Porten, his wife

of Frederick County, in the State of Maryland parties of the first part, hereinafter called "Mortgagors" and Frederick Federal Savings and Loan Association, a body corporate, of Frederick County, in the State of Maryland, party of the second part, hereinafter called "Mortgagee".

WITNESSETH

WHEREAS, the said mortgagee has this day loaned to the said mortgagors, the sum of Five Thousand ---------- Dollars ($ 5,000.00 ), the same being part of the purchase money of the hereinafter described real estate, which said sum the mortgagors covenant to repay in installments with interest thereon from the date hereof, at the rate of six per cent ( 6 %) per annum, in the manner following

By the payment of at least ---Forty-eight and 80/100----------Dollars ($ 48.80 ) on or before the first day of January , 19 64, and on or before the first day of each and every month thereafter, until the whole of said principal sum and interest shall be paid, which interest shall be computed by the calendar month, and the said installment payments may be applied by the mortgagee in the following order· (1) to the payment of interest, (2) to the payment of all taxes, water rent, assessments, or public charges of every nature and description, ground rent, fire, wind storm and hail insurance premiums and other charges affecting the hereinafter described premises, and (3) towards the payment of the aforesaid principal sum

The due execution of this mortgage is a condition precedent to the granting of said loan Privilege is reserved to pay this debt in whole or in an amount equal to one or more monthly payments on the principal that are next due on the first day of any month prior to maturity

NOW THEREFORE, in consideration of the premises, and the sum of One Dollar in hand paid, and in order to secure the prompt payment of the said indebtedness at the maturity thereof, together with the interest thereon, as well as future advances not exceeding $1,500 00 made for the purposes of paying the cost of repairs, alterations or improvements to the mortgaged property, as provided in Chapter 178 of the Acts of the General Assembly of Maryland of 1955, or any amendments thereto, the said mortgagors do give, grant, bargain and sell, convey, release and confirm unto the said mortgagee, its successors or assigns, in fee simple, all the following described property

(Description)

All those pieces or parcel of land in Adamstown, Buckeystown District, Frederick County, Maryland, being parts of Lots 8 and 10 of Carrollton Manor, and described as follows:

BEGINNING to include the property in one general outline at an iron pipe on the southeastern limits of the Baltimore and Ohio Railroad where the dividing line between Lot No. 8 and Lot No. 10 of Carrollton Manor intersects the southeastern limits of said Railroad, being the beginning point described in a deed from Stephen A. Thomas, et al., to the Adamstown Canning and Supply Co., Inc. dated August 31, 1910, and recorded in Liber No. 292, Folio 488, and in a deed from John W. Thomas and wife to the Adamstown Packing Company, dated February 20, 1904, and recorded in Liber No. 265, Folio 531, and running thence by and with the southeastern limits of said Railroad, (1) south 50° 30' west 423.5 feet to a point, thence by and with the third line of a deed from Samuel C. Thomas, et al., to George Leicester Thomas, dated November 21, 1905, and recorded in Liber No. 271, Folio 579, and by a fence now standing, (2) south 39° 45' east 227.7 feet to an iron pipe on the northwestern side of the County Road leading from Adamstown to Buckeystown, thence by and with the northwestern side of said road, (3) north 50° 30' east 666.45 feet to an iron pipe, thence (4) south 85° 00' east 109.73 feet to the south side of said road, thence leaving said road and running by and with the fence now standing two courses and distances, (5) north 10° 15' east 165.00 feet to a fence post, thence (6) north 40° 15' west 198.00 feet to an iron pipe on the southeastern limits of said Baltimore and Ohio Railroad, thence by and with said southeastern limits of said Railroad, (7) south 50° 30' west 545.5 feet to the place of beginning, containing 4.6845 acres, more or less.