NOW THEREFORE, THIS CONFIRMATORY MORTGAGE, WITNESSETH: That for and in consideration of the premises and the sum of Ten Dollars ($10), current money in hand paid, the said Vim Laboratories, Inc., a/k/a Vim Laboratories Co., Inc., a/k/a Vim Laboratories Company, a body corporate, does hereby grant, convey and confirm unto the Western Maryland Trust Company, a body corporate, its successors and assigns, all those pieces or parcels 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 #8 and Lot #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 532, and running thence by and with the southeastern limits of said Railroad (1) South 50° 30' West 423.5 feet toa 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.

Being all and the same real estate conveyed unto Vim Laboratories Inc., a/k/a Vim Laboratories Co., Inc., a/k/a Vim Laboratories Company, Inc., by Herman Porten and his wife, and others by deed dated the 31st day of December, 1962 and recorded among the Land Records of Frederick County in Liber 697 folio 102.

Reference to which Land Records is hereby made.

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 mortgagee, its successors and assigns, forever

PROVIDED, if the said mortgagor, its heirs, successors or assigns, shall pay to the said mortgagee, or order, the single bill 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 said mortgagor agreed to be performed, then this mortgage shall be void

AND PROVIDED, until default be made in the payment of the single bill 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 its present estate therein

AND THE said mortgagor for its, personal representatives, heirs, or successors, and assigns, does expressly covenant and agree with the said mortgagee

THAT it will pay the indebtedness as hereinbefore provided,