BEING ALSO all and the same real estate which was conveyed unto Herbert Humphries and Veronica T. Humphries, his wife, by Kathryn Y. Forney, widow, by deed bearing even date herewith and intended to be recorded immediately prior hereto among the Land Records of Frederick County, Maryland.

AND the grantor does hereby grant unto Herbert Humphries and Veronica T. Humphries, his wife, their heirs and assigns, the right and privilege to use a roadway for the purpose of ingress and egress to and from the lot of land above described to a strip of land ten feet wide and one hundred seventy-five feet in depth or length joining and running by and with the second line of the lot of land hereby intended to be conveyed.

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 ~~heirs~~, successors and assigns, forever, in fee simple.

PROVIDED, if the said mortgagors, their heirs, successors or assigns, shall pay to the said mortgagee, or order, the promissory note 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 the said mortgagors agreed to be performed, then this mortgage shall be void

AND PROVIDED, until default be made in the payment of the promissory note 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 mortgagors shall possess the mortgaged premises as of their present estate therein.

AND THE said mortgagors for themselves, their personal representatives, heirs, successors and assigns, do expressly covenant and agree with the said mortgagee,

THAT they will pay the indebtedness as hereinbefore provided;