WHEREAS, it is mutually understood and agreed by and between the parties hereto that all the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, bathroom fixtures, equipment and accessories, breakfast nook furniture, ranges, cabinets, shades, venetian blinds, doors, storm windows, storm doors, hardware, wires, switches, electric fixtures, bells, insulations and all other waters, plumbing, piping, tubing, laundry tubs, washing machines, ventilating and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, but whether or not of the nature of fixtures they shall be deemed and shall constitute part of the security for the indebtedness herein mentioned, and shall be covered by this Mortgage.

FOR VALUE RECEIVED, and without recourse, Weaver Bros., Inc. of Maryland hereby assigns the within and aforegoing Mortgage and the Mortgage debt secured thereby unto Metropolitan Life Insurance Company, its successors and assigns.

As witness the signature of said body corporate, Assignor, by the hand of Roy E. Paddock, its Vice President, and its corporate seal hereto affixed this 22nd day of November, 1965.

ATTEST:

Adele Rostkowski

WEAVER BROS., INC. OF MARYLAND

By: Roy E. Paddock
Roy E. Paddock, Vice President

WEAVER BROS., INC. OF MARYLAND, the Secured Party, signs this instrument to comply with the Uniform Commercial Code, Article 95-B of the Annotated Code of Maryland.

WEAVER BROS., INC. OF MARYLAND

By: Roy E. Paddock
Roy E. Paddock, Vice President

Assignment Recorded Nov. 22, 1965 Test Ellis C Wachter Clerk

This mortgage is made upon the distinct understanding between the parties hereto that if any of the following items are located on the property above described they shall be considered as fixtures and as such shall pass as a part of the realty hereby conveyed and mortgaged, viz All garages, all bathroom accessories, such as tub, lavatory, closet combination, built in medicine cabinets, all kitchen accessories, such as sink, built in kitchen units, garbage disposal unit, dishwasher, gas, electric, and coal ranges, breakfast nook furniture which is attached to or affixed to the dwelling, all cellar accessories, such as laundry equipment and tubs; heating plant complete with its boiler, circulators, radiators, piping and tubing; hot water heaters; oil burner, with its motors, piping and tubing, oil tanks; built in club room with its appurtenances; built in radio and television antenna; all lighting fixtures; built in mantels, screens for windows and doors, storm-windows and window shades The aforegoing enumeration of specific items shall not be construed as excluding from the operation of this mortgage anything on said premises which would partake of the nature of a fixture or fixtures, and which would by operation of law pass to the Mortgagee as a part of the Mortgagee's security.

TOGETHER with the buildings and improvements thereon, and the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the said lot(s) of ground and improvements unto the said Mortgagee, its successors and assigns, in fee simple, forever, SUBJECT, HOWEVER, to all the covenants, conditons and restrictions set forth in the aforesaid Deed from Charles C. Titlow, Jr. and Romaine C. Titlow, his wife, to Alvin J. Cole and Karen A. Cole, his wife.

PROVIDED, That this conveyance shall be null and void upon the performance of all conditions and stipulations mentioned herein and upon the full payment of the principal debt secured hereby, and the interest thereon, and all moneys advanced or expended, and all other proper costs, charges, commissions and expenses as herein provided When this mortgage shall have been fully paid off in accordance with its terms and tenor, it will be duly released by the Mortgagee at the request and expense of the Mortgagor, but in the event of default in the payment of any installment of principal or interest as above provided (it being agreed that the default shall exist only if not made good prior to the due date of the next such installment), or if there be a default in any of the conditions, stipulations or covenants of this mortgage, then the Mortgagee may exercise the option of treating the remainder of the mortgage debt hereby secured due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise it at any other time.

And the Mortgagor, in order more fully to protect the security of this mortgage, covenants and agrees as follows:

1. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the mortgage debt hereby secured, the Mortgagor will pay to the Mortgagee, on the first day of each month until the said debt is fully paid, the following sums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the mortgage debt secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Federal Housing Commissioner, as follows