

of the said Evelyn Horney and the place of beginning, containing one-quarter (1/4) of an acre of land more or less; being the same and all of the land described in and conveyed by a Deed dated the fifth day of April, 1947, from Joseph K. Buckel and Marie M. Euckel, his wife, to the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, and recorded in Liber A. S. G. Jr. No. 16, folios 582, etc., a Land Record Book for Queen Anne's County, State of Maryland.

TOGETHER with the buildings and improvements thereon erected, made or being, and all and every the rights, roads, and/or alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said tract of land and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said William Franklin Clevenger and Jeannette E. Clevenger, his wife, as tenants by the entireties, their heirs and assigns in fee simple forever.

SUBJECT to the lien and operation of a certain mortgage bearing date the fifth day of April, 1947, recorded among the Land Records of Queen Anne's County aforesaid, in Liber A. S. G. Jr. No. 16, folio 583, given by the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, to The Centreville National Bank of Maryland, to secure unto it the payment of the principal debt of Thirty Nine Hundred Dollars (\$3900.00) with interest at the rate of four per cent per annum, and upon which there is now due the principal debt of Three Thousand Dollars (\$3000.00) with interest from the 28th day of July, 1948, to which date the said interest has been paid.

AND THE SAID Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, do hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property granted and conveyed; and that they will execute such further assurances of the same as may be requisite, except as to the said mortgage and the amount due thereon and the interest to become due thereby as above set forth and to which these covenants are not intended to apply.

AND the said William Franklin Clevenger and Jeannette E. Clevenger, his wife, for themselves and their heirs, executors and administrators, covenant with Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, and with each of them, their and each of their heirs, executors and administrators, to pay the mortgage above described and the principal debt now due thereby as above stated and the interest to accrue thereon from the 28th day of July, 1948, to the release and exoneration of the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, their heirs, executors and administrators.

IN TESTIMONY WHEREOF the said Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, and the said William Franklin Clevenger and Jeannette E. Clevenger, his wife, have hereunto affixed their names and seals the day and year first hereinafore written.

KATHERINE C. O'NEAL
TEST (as to Grantor)
Katherine C. O'Neal

CALVIN COOLIDGE KERSEY SEWELL (SEAL)
Calvin Coolidge Kersey Sewell

VIRGINIA L. SEWELL (SEAL)
Virginia L. Sewell

KATHERINE C. O'NEAL
TEST (as to Grantee)
Katherine C. O'Neal

WILLIAM FRANKLIN CLEVINGER (SEAL)
William Franklin Clevenger

KATHERINE C. O'NEAL
TEST (as to Grantee)
Katherine C. O'Neal

JEANNETTE E. CLEVINGER (SEAL)
Jeannette E. Clevenger

KATHERINE C. O'NEAL
TEST (as to Grantee)
Katherine C. O'Neal

STATE OF MARYLAND :
QUEEN ANNE'S COUNTY : to wit:

I HEREBY CERTIFY, that on this 27th day of July in the year one thousand nine hundred and forty-eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared Calvin Coolidge Kersey Sewell and Virginia L. Sewell, his wife, and at the same time personally appeared William Franklin Clevenger and Jeannette E. Clevenger, his wife, and each acknowledged the foregoing Deed to be their act.

Witness my hand and notarial seal.

Notary
Public
Seal.

KATHERINE C. O'NEAL
NOTARY PUBLIC
Katherine C. O'Neal