

interest at the rate of six per cent per annum, payable semi-annually; and there was a condition precedent to this loan that the prompt payment of the aforesaid principal and interest was to be secured and assured by the execution of these presents.

NOW THIS MORTGAGE WITNESSETH, that in consideration of the premises and the further consideration of One Dollar the said James K.Sewell of County and State aforesaid does hereby grant and convey unto John Wilkinson Burtsted, his heirs and assigns, in fee simple, the following described real estate, to wit:-

Parcel No.1. All that lot or parcel of land situate at or near Winchester, Queen Anne's County, Maryland, beginning at a point on the divisional line of John W.Horney's and Sewell's lot at the lower corner of the Sewell lot and following the Horney land to the Blunt land, then along said land to the ditch a distance of ninety-two yards; thence from the branch to the rear of the Sewell lot and with the rear line of said lot to the beginning, containing one acre, one rood and thirty-two perches of land, more or less; being the same property granted and conveyed unto James K.Sewell by deed from John W.Horney, et al., dated the first day of July, in the year eighteen hundred and ninety-three and recorded in Liber L.D.No.2, fol. 82 etc., a Land Record Book for Queen Anne's County.

Parcel No.2. All that lot or parcel of land situate in the village of Winchester in Queen Anne's County, State of Maryland, and contained within the following metes and bounds, courses and distances,- Beginning in the middle of the public road leading from Winchester to Queenstown and running with the divisional fence between the Hasset lots north five and three-quarter degrees west, thirteen and four-tenth perches to the back fence, thence with said fence north eighty one degrees east, fourteen and six-tenth perches to fence in a branch; thence south nineteen degrees east, fourteen and eighty five one-hundredth perches to the middle of the afore said public road; thence with said road south eighty five degrees west, eighteen perches to the beginning, containing one acre, one rood and twenty seven perches of land, more or less; being the same land granted and conveyed unto James K.Sewell by deed from John W.Hassett and wife dated the thirtieth day of November, in the year eighteen hundred and eighty-nine and recorded in Liber W.D.No.3, fol. 524, a Land Record Book for Queen Anne's County.

TOGETHER with all rights, roads, ways, waters, privileges and advantages thereto belonging or in anywise appertaining, and the buildings and improvements thereon erected and being. And it is hereby agreed that in the event of a sale of the above described property under the power of sale hereinafter expressed, all annual crops pitched, planted or growing upon said property at the time of sale shall pass to the purchaser of said property.

PROVIDED, that if the said James K.Sewell, his heirs, executors, administrators or assigns shall well and truly pay to the said John Wilkinson Burtsted, his executors, administrators or assigns, the aforesaid sum of Two Hundred Dollars, and the interest to accrue thereon, as above set forth, and shall perform all the covenants, conditions and agreements herein on his part to be performed, then this mortgage shall be void; and until default be made in the premises the said James K.Sewell, his heirs and assigns shall possess said property.

AND the said James K.Sewell, his heirs, executors, administrators and assigns, hereby covenants to pay, as they severally fall due, the debt and interest hereby intended to be secured, all taxes, assessments, public dues and charges levied or that may be levied thereon, and on the property hereby conveyed, all costs and attorney's commissions and charges incurred in the collection of said debt and interest, or any part of either, and to insure, and pending this mortgage to keep insured, the improvements on said premises to

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