-vance being made by said body corporate, that said mort-
-gagor should secure the payment of the sums of money, and
the performance of the covenants hereinafter mentioned, by
a good and sufficient mortgage.

Now, therefore, in consideration of the premises and of
one dollar, the said Margaret -. Welker doth grant unto
the said Border State Perpetual Building Association of
Baltimore City, its successors and assigns, all that
lot or parcel of ground situate and lying in the City of
Baltimore, and described as follows:

Beginning for the same on the east side of Bond street, at
the distance of ninety-nine feet six inches northerly from
the corner formed by the intersection of the south side of
Shakespeare street, and the east side of Bond street, and at
the northeast corner of a brick dwelling house standing
on the ground now being described, and running thence
southerly binding on Bond street fifteen feet six inches;
thence easterly, parallel with Shakespeare street, and along
the southern side of said house thirty-two feet, or thereabouts, to a brick in said wall; thence northerly four inches;
thence easterly, still bounding on the southern side of said
wall, the whole extent thereof, and still continuing easterly
in the same direction - in all, seventy-six feet, more or
less - to the outline of the ground there situate, belonging to
Jonas Friedenwald; thence northerly, bounding on that out-
-line fifteen feet two inches, to intersect a line drawn
easterly from the beginning, parallel with Shakespeare street;
thence westerly, reversing the line so drawn, one hundred
and eight feet, more or less, to the place of beginning, (being
the same described ground in a lease from Chas. McCelgan
to said Margaret -. Welker, of even date herewith, and record-
-ed among the Land Records of said city prior hereto.)

To have, and to hold, said lot of ground and premises with
the improvements thereon, and all rights, privileges and ap-
-purtenances thereto belonging or appertaining unto said
mortgagee, its successors and assigns, during all the
residue of the term of years yet to come and unexpired
therein, with the right and benefit of renewal of said term
forever, subject to the payment of the yearly rent to which the
same may be liable; provided, that if said mortgagor shall
perform the covenants herein, on her part contained, then
this mortgage shall be void, and said mortgagor, for herself,
her personal representatives and assigns, covenants with
the said mortgagee, its successors and assigns, to pay
and perform, as follows, that is to say:

To pay to said mortgagee, its successors or assigns, every two
(2) weeks, commencing on the day of the date hereof, the sum
of one dollar, as bi-weekly dues, and the sum of eighty cents,
as interest, on each share of its stock on which said Margaret
-. Welker has received an advance as aforesaid; to pay
all ground-rent, taxes and assessments for which the property
hereby mortgaged, may become liable when payable; to pay
all fines that may be imposed on said mortgagor, her per-
-sonal representatives or assigns, by said mortgagee, in
accordance with the provisions of its constitution, and to keep
the improvements on said ground, fully insured from loss
by fire, for the use and benefit of said mortgagee, in some
insurance company, satisfactory to said mortgagee; all
of which payments and covenants, shall continue in force
until the bi-weekly dues aforesaid, together with the profits
on said four (4) shares of stock of said body corporate, as
credited to said mortgagor on the books of said body corporate,
shall amount to the sum advanced by said mortgagee to
said mortgagor, and a proportion of all losses, if any, said