mortgagor, and the Border State Perpetual Building Association of Baltimore City, a body corporate of the City of Baltimore aforesaid, mortgagee.

Whereas, said Margaret Woelper, being a member of said body corporate, has received therefrom, advance of ten hundred and forty dollars on her four shares of its stock; and whereas, it was a condition precedent to said advance being made by said body corporate; that said mortgagor 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 Woelper, 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, southerly from the intersection of the south side of Shakespeare street, and the east side of Bond st., and at the north east 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 binding 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 Lonas Friedenwald; thence northerly, bounding on that outline 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 ground described in a lease from Chas. McCeolgan to said Margaret Walker, of even date herewith, and recorded 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 appurtenances 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 of 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 hereinon her part contained, then this mortgage shall be void, and said mortgagor for herself, her personal representatives and assigns, covenants with 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 one dollar, as bi-weekly dues, and the sum of eighty cents, as interest on each share of its stock, on which said Margaret Woelper 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 personal 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