both at law and in equity, in and to the same, and every part and parcel thereof.

To have, and to hold, the aforesaid leasehold property, with its appurtenances, unto the said Kate Kerns, her personal representatives and assigns, for all the residue and remainder of the term of years yet to come and unexpired therein, with the benefit of renewal from time to time forever; subject, however, to the payment of the annual rent of eighty-four —.

Witness my hand and seal.

James McColgan (Seal.)
Trustee.

Test:- Geo. McCaffray,

State of Maryland,
City of Baltimore, to wit:

I hereby certify, that on this twenty-second day of July, in the year one thousand eight hundred and seventy-nine, before the subscriber, a Justice of the Peace of the State of Maryland, in and for the City of Baltimore aforesaid personally appeared James McColgan, trustee, and acknowledged the foregoing deed to be his act.

Geo. McCaffray J.P.

Rec'd for record July 23, 1879, at 11½ O'clock A.M.; same day recorded in Liber F. A. P., No. 846, folio. 126, &c., one of the Land Records of Baltimore City, and ex'd.

Per- F. A. Stewart
Clerk.

This mortgage, made this twenty-second day of July, in the year eighteen hundred and seventy-nine between Kate Kerns, of the City of Baltimore, in the State of Maryland, mortgagor, and the Border State Perpetual Building Association of Baltimore City, a body corporate of the City of

Baltimore, aforesaid, mortgagee.

Whereas, said Kate Kerns being the holder of two (2) shares of stock of said body corporate, and a member thereof, has received from said body corporate, an advance of five hundred and twenty dollars, being the full par value of said two (2) shares of stock when fully paid up and completed, and in order to secure the full payment and completion of said shares of stock to said body corporate, in accordance with the constitution and by-laws thereof, said mortgagor has agreed to execute this mortgage according to its tenor and conditions, the execution hereof being a condition precedent to said advance being made by said body corporate;

Now, therefore, in consideration of the premises and of one dollar, the said Kate Kerns, doth grant unto the Border State Perpetual Building Association of Baltimore City, aforesaid, its successors and assigns, all that lot or parcel of ground situate and lying in the City of Baltimore aforesaid, 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 southeast corner of Bond and Shakespeare streets, and running thence south, bounding on the east side of Bond street fifteen feet six inches; thence easterly, parallel with Shakespeare street thirty-two feet; thence north four inches; thence easterly seventy-six feet; thence north fifteen feet two inches, and thence westerly parallel with Shakespeare street, one hundred and eight feet, to the place of beginning (being the same ground described in a deed from James McColgan, trustee, to said Kate Kerns, bearing even date herewith, and intended to be recorded among the Land Records of Baltimore City, prior hereto.)