an act passed at December Session 1833 Chapter 181 Entitled "An act relating to Mortgages" an act passed at December Session 1836 Chapter 249 Entitled "An Act relating to Mortgages in the City of Baltimore" and an act passed at January Session 1850 Chap 190 Entitled "An Act to vest in the Superior Court of Baltimore City certain powers in regard to Mortgages of Real Estate or Chattels Real in the City of Baltimore." And the said Benjamin F. Richardson doth hereby declare his assent to the passing of a decree under the first above mentioned Act or any Act Supplementary thereto and to a sale under any of said Acts or under any Acts Supplementary thereto or to any of them in case of any default being made in any condition of this Mortgage and that the proceeds of any sale made under the powers hereby granted shall be applied to the exclusion of all claims of the said Hugh Downey his representatives or assigns under whether the same shall have been matured or not, And it is agreed that until default be made in the premises the said Benjamin F. Richardson shall possess the aforesaid property aforesaid in the Mortgage the ground rent aforesaid and all taxes on said hereby Mortgaged property and on the Mortgage debt and interest hereby intended to be secured, which ground rent and taxes together insurance on said property the said Benjamin F. Richardson for himself and his assigns covenants to pay when legally demandable, Witness my hand and seal the day and year first herein before Written

B. F. Richardson (Seal)

State of Maryland City of Baltimore To Wit

I hereby certify that on this 16th day of March in the year 1859 before the subscriber a Justice of the peace of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Benjamin F. Richardson and acknowledged the foregoing Mortgage to be his act and deed and at the same time before me personally appeared also the within named Mortgagee and made oath in due form of law that the consideration set forth in the foregoing Mortgage is true and bona fide as therein set forth.

Daniel E. Myers.

Rec'd for Record March 17th 1859 at 4 O'Clock P.M. The same day Recorded in Liber I.E.S. No 167 Folio 612 One of the Land Records of Baltimore City and Examined per,

Geo. E. Sangston Clk

Exhibit A

This assignment made this 3d day of July in the year of our Lord 1861 by Hugh Downey of the City of Baltimore in the State of Maryland Whereas by a deed of Mortgage bearing date the 16th day of March 1859 and Recorded among the Land Records of Baltimore City aforesaid in Liber I.E.S. No 167 Fol 612 &c the Fee of ground and premises hereinafter described became limited and assigned unto the said Hugh Downey for the purpose of securing to him the prompt payment of the sum of Thirteen hundred dollars and Interest on or before the 1st day of January 1861 said interest being payable in the mean time semi annually as by reference to the said Deed of Mortgage more fully appear, And Whereas the said Hugh Downey has assigned the aforesaid Mortgage debt together with the Mortgage deed unto Orville Hemsley of the City and State aforesaid to effect which assignment these presents are executed Now this Indenture Witnesseth that for and in consideration of the above premises and of the sum of Thirteen Hundred dollars the receipt whereof is hereby acknowledged the said Hugh Downey doth grant unto the said Orville Hemsley his personal representatives and assigns, All his interest in unto and out of all that four story brick dwelling house and lot of ground situate and lying in the City of Baltimore aforesaid and described as follows viz: Beginning for the same on the line of the South side of Hollins Street at the distance of 100 feet from the South West corner or intersection of Hollins and Calhoun Streets and running thence West binding on the South side of Hollins Street 19 feet thence South parallel to Calhoun Street 136 and 4 inches more or less to an alley 10 feet wide thence East binding on the South side of said alley with the use and privilege of the same in common 19 feet and thence North by a straight line 136 and 4 inches to the place of beginning and also all claim to the said indebtedness Being the same piece or parcel of ground and premises conveyed by a certain B. F. Richardson unto the said Hugh Downey by the aforementioned Deed of Mortgage and which said lot of ground has since been assigned by the said B. F. Richardson by a certain Alexander Jackson by deed of Assignment dated the 29 day of September 1859 and in and subject to the ground rent or sum of Twenty five dollars and also subject to the provisions and covenants contained in the aforesaid Deed of Mortgage, In Witness Whereof the said Hugh Downey hath hereunto subscribed his name and affixed his seal in the day and first herein written,

Hugh Downey (Seal)

State of Maryland City of Baltimore Sct. I hereby certify that on this 3d day of July A.D. 1861 before the subscriber a Justice of the peace of the State of Maryland in and for the City of Baltimore aforesaid personally appeared Hugh Downey and acknowledged the aforegoing Deed of assignment to be his act,

Dan E. Myers.

Received for Record July 3d 1861 at 12 O'Clock M. The same day Recorded in Liber I.E.S. No 192 Folio 516 &c of the Land Records of Baltimore City and Examined per Geo. E. Sangston Clk

Exhibit C

This agreement made this 8 day of January in the year of our Lord 1861 by Orville Hemsley of the City of Baltimore in the State of Maryland Whereas by a deed of Mortgage bearing date the 16 day of March 1859 and Recorded among the Land Records of Baltimore City in Liber I.E.S. No 167 Folio 612 &c the Fee of ground and premises therein described became limited and assigned unto the said Hugh Downey for the purpose of securing to him the payment of the sum of 1300 dollars and interest at the time therein specified as by reference to said Mortgage will fully appear And Whereas the said Downey assigned the aforesaid Mortgage debt together with the Mortgage deed unto Orville Hemsley for a valuable consideration and Whereas the said Hemsley for a valuable consideration he assigns the aforesaid Mortgage to said Downey to effect which assignment these presents are executed Now this Indenture Witnesseth that for and in consideration of the above premises and of the sum of Thirteen Hundred dollars the receipt whereof is hereby acknowledged the said Orville Hemsley doth grant unto the said Hugh Downey his personal representatives and assigns