the said Burns covenants to aforesaid and to perform and fulfil all the agreements herein contained and it is agreed that until default of any payment or matter hereunder said Burns and his assigns shall possess the premises he or they in the meantime paying the ground Rent and all taxes in said premises and on the Mortgage Debt and Interest hereby intended to be secured which ground rent and taxes the said Samuel Burns covenants to pay when legally demanded. Witness his hand and seal

Samuel Burns. (Seal)

State of Maryland City of Baltimore To Wit

I hereby certify that on this 30 day of December A.D. 1859 before the subscriber a justice of the peace of the State of Maryland in and for said City came Samuel Burns and acknowledged the aforegoing Deed to be his act, and also at the same time came John Elwell and duly and solemnly declared and affirmed as Mortgagee therein that the consideration therein set forth is true and bona fide as therein set forth. Charles Alexander,

Recorded for Record Nov 30. 1859 at 3 P.M. Attest J. T. Mo

Same day received in Examined per Geo E Langston Clk

Witness, that the aforegoing is truly copied from Liber G. E. S. No 162 folio 616 &c. one of the Land Records of Baltimore City. — I hereby set my hand and affix the Seal of the Superior Court of Baltimore City in this 16 day of June 1861.

Geo E Langston Clk

Exhibit B

John Elwell to John W Wilson — Mortgage

This Indenture made this 25 day of October in the year 1860 by John Elwell of the City of Baltimore in the State of Maryland

Whereas by Indenture bearing date the 30 day of December in the year 1859 made between Samuel Burns of the one part and John Elwell above named of the other part the lots or parcels of ground and premises hereinafter described

became bounden and assured unto the said John Elwell by way of Mortgage for the purpose of securing at the period limited by that Indenture of Mortgage the payment of certain advances amounting to the sum of seven hundred dollars as by reference thereto more fully appear. And Whereas the said John Elwell has made all the advances expressed to be made by him under the aforesaid Mortgage. And Whereas for valuable consideration to him paid by John W Wilson of the City of Baltimore aforesaid the above named John Elwell hath contracted and agreed to assign unto the said John W Wilson all his the said John Elwells Interest in the two lots or parcels of ground and premises so Mortgaged to him as aforesaid and in the Debt or sum of money thereby mentioned to be secured. Now this Indenture Witnesseth that for and in consideration of the above recited premises and of the sum of One dollar the said John Elwell doth grant unto the said John W Wilson, all that the Easternmost one of the seven lots or parcels of ground which by Indenture of Mortgage before referred to were granted by the said Samuel Burns to the said John Elwell for the purpose of the said securing the payment of the advances in said Indenture of Mortgage mentioned the aforesaid Easternmost Lot fronting on the Southwestmost side of Ramsey Street in the aforesaid City of Baltimore about twenty feet and fifty Eight one hundredths of a foot and running southwardly for depth about 62 feet to a ten foot alley and being distant 96 feet or thereabouts Westwardly from the South Westermost Corner of Ramsey Street and Fremont formerly Eaves Street, And also all that Lot next West of and adjoining that herein before described or mentioned and having a similar front and being distant 150 feet and 58 one hundredth of a foot or thereabouts Westwardly from the South Westermost corner of Ramsey Street and Fremont formerly Eaves Street and the