Mortgage shall be void. But if I the said John P. Cox shall make default in the payment of said Note at Maturity, when payment shall be demanded by the said John W. Birely, then it shall may be lawful for the said John W. Birely his Executor or executors, Administrator or Administrators to sell said Mortgaged property on the premises for Cash or on Credit as he may deem best after giving at least two weeks Notice by advertisement in one or more of the newspapers published in Frederick County, of the time, place, manner and terms of sale, and out of the proceeds of sale, to pay all Costs and expenses connected with said sale, and all taxes on said property, and also the said debt to the said John W. Birely, with all interest thereon, and the surplus if any, over to the said John P. Cox. Witness our hands and seals —

Test

Thos M Holbrunner ~

John P. Cox (Seal)

Ellen Cox (Seal)

State of Maryland, Frederick County S.S

I hereby certify that on this eighth day of March in the year 1865 before me the Subscriber a Justice of the Peace of the State of Maryland, in and for Frederick County, personally appeared John P. Cox and Ellen Cox his wife and did each acknowledge the foregoing deed of Mortgage to be their respective act; And at the same time also appeared before me John W. Birely the within named Mortgagee and made — on the Holy Evangely of Almighty God that the Consideration stated in said deed of Mortgage is true and bona fide as therein set forth. ~

Thos M Holbrunner J.P.

I hereby certify that the foregoing is a true copy of the Original Mortgage as recorded in Liber J.W.G. No 2 folio 284, One of the Land Records of Frederick County. ~

(Seal)

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County this 28th day of March A.D. 1872 ~

Filed March 26th 1872 ~

Charles Mantz, Clerk

Court's Order

John W. Birely Mortgagee On Petition

No 3771 Equity ~
In the Circuit Court for Frederick County.
February Term 1872

Ordered by the Court this 23rd day of April 1872, that the Report of Sale heretofore filed in this case, be and the same is hereby ratified and confirmed, notice having been duly given as required by the foregoing order, and no cause being shown to the contrary, and the case is hereby referred to the Auditor to state an Account with instructions to allow the Mortgagee the usual Commissions and his Expenses of sale upon the production of his Vouchers. ~

Filed April 23rd 1872 ~

John A. Lynch

Audit

Order Ni