

Being the same property conveyed unto the said John A. Mullady and Jennie M. Mullady, his wife, by Allen F. Gibbons and wife, by deed, dated and recorded prior to said mortgage among the Land Records of Frederick County.

TOGETHER WITH the improvements thereon and the rights, privileges and appurtenances thereunto belonging, or in any-wise appertaining.

In which said deed of mortgage it was provided that, if the said mortgagors, their heirs, personal representatives or assigns, should pay said sum of Twenty-eight Hundred and Fifty Dollars (\$2850.00 with interest thereon at the rate of six per cent (6%) per annum, in monthly installments of at least Forty-two Dollars and Seventy-five Cents (\$42.75), including interest, beginning for the first installment on the First day of April, Nineteen Hundred and Twenty-one, and should make no default in any agreement, covenant or condition of said mortgage, then the same should be void. And in which said mortgage it was further agreed that, in the event of three of the above mentioned monthly installments being due and unpaid, or default in any agreement, covenant or condition of said mortgage, the entire mortgage debt intended to be secured thereby should be deemed to be due and demandable, and it should be lawful for the said The Real Estate and Improvement Company of Baltimore City, its successors or assigns, or William M. Kennedy, of Baltimore City, its or their Attorney or Agent, at any time after such default to sell the property thereby mortgaged, or so much thereof as might be necessary to satisfy and pay said debt, interest, taxes, etc., as in said mortgage stated, and all costs incurred in making such sale, including counsel fees and commissions, and to grant and convey said property to the purchaser or purchasers thereof, etc., upon giving twenty days notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, and such other notice as by the said mortgagee, its successors or assigns, or Attorney, might be deemed expedient, and the proceeds of sale to apply as in said mortgage set forth.

All of which will appear by reference to a certified copy of said mortgage herewith filed as Exhibit "A" and which, together with all other exhibits herewith produced, it is prayed may be taken and considered as part of this Petition and Report of Sale.

2nd. That default having been made in the payment of more than three of the above mentioned monthly installments and the said William M. Kennedy having been requested to proceed in the exercise of the Power of Sale in said mortgage contained, he, after giving bond with security for the faithful discharge of his trust, as required by law, and giving notice of the time, place, manner and terms of sale by advertisement inserted in The Blade-Times, a newspaper published in Brunswick, Frederick County, Maryland, for more than three successive weeks before the day of sale, did pursuant to said notice attend at the store of William I. Gross, in said town of Brunswick, on Tuesday, the Twenty-fifth day of March, Nineteen Hundred and Twenty-four, at the hour of eleven thirty o'clock A.M. and then and there proceeded to sell said real estate as follows, to wit;

In the first place, said Attorney or Agent offered at public sale to the highest bidder said lot Number One (1) in Block Number Fourteen (14), improved with a small shop, chicken house, etc., and received a bid of Twenty-five Dollars (\$25.00) therefor; which bid said Attorney or Agent reserved and, in the next place, offered at public sale to the highest bidder said Lot Number Seven (7) in Block Number Fourteen (14), improved with a two story, frame dwelling, with slate and metal roof, containing eight rooms, halls, bath, pantry, attic, etc., but failed to receive any bid for said lot and improvements thus offered separately. In the next place, said Attorney or Agent offered at public sale to the highest bidder both of said lots of ground so mortgaged as aforesaid, that is to say said Lot Number One (1) in Block Number Fourteen (14) and said lot Number Seven (7) in Block Number Fourteen (14), on the plat of The Real Estate and Improvement Company's Second Sub-division of part of Brunswick, together with the improvements thereon, and sold the same to Howard Marvin Jones, he being then and there the highest bidder therefor, at and for the sum of Twenty-four Hundred Dollars (\$2400.00) and upon the terms of sale set forth in the advertisement of sale, namely, one-half cash upon the ratification of the sale by your Honorable Court, and the residue in six months, the purchaser or purchasers giving his, her or their note, with approved security, bearing interest from the