

payment of said promissory note at maturity or of any interest thereon when due, or the performance of any of the covenants in said mortgage, Hammon Clary, Cashier of said Bank or any Assignee of the mortgage was authorized and empowered to exercise the power of sale in said mortgage provided.

SECOND; That the said George A. Everhart and Mart Letitia P. Everhart, his wife, did default in the payment of the said promissory note when due and payable and the interest due on said note, whereupon your Petitioner, being the Assignee of said mortgage under an assignment bearing date January 15th, 1924, became authorized to exercise the power of sale in said mortgage contained; and having given bond as required by law did advertise, pursuant to said power of sale, the property to be sold at the Court House Door, at Frederick City, Maryland, on the 8th day of February, 1924, at the hour of 11 o'clock A.M. and having given at least three weeks public notice of the time, place, manner and terms of sale in the Frederick Post, a daily newspaper published in Frederick County, Maryland, at least once a week for three successive weeks prior to the day of sale and will appear by the annexed printer's certificate, and also having printed and distributed handbills of the sale, did then and there offer said real estate at public sale to the highest bidder for cash, and then and there sold the same to Gilmore R. Flautt at and for the sum of Eighty-five Hundred Dollars (\$8,500.00), he being the highest and best bidder therefor, taking his certificate of purchase for the amount of the purchase money which is herewith filed as "Exhibit No. 2" to the Petition of Sales.

Your Petitioner reports the aggregate amount of said sale to be Eighty-five Hundred Dollars (\$8,500.00) and prays your Honorable Court to ratify and confirm the same.

And as in duty, etc.

Edgar H. McBride.
Petitioner.

State of Maryland, Frederick County, to-wit; -

I hereby certify that on this eighth day of February, 1924, before me, the subscriber Clerk of the Circuit Court for Frederick County, personally appeared Edgar H. McBride and made oath in due form of law that the matters and things set forth in the foregoing Petition and Report of Sales are true as therein set forth and that said sale was fairly made.

Eli G. Haugh
Clerk of the Circuit Court.

EXHIBIT NO. "4"

THIS MORTGAGE, Made this 4th day of October in the year 1922, by George A. Everhart and Mary I. P. Everhart his wife, both of Frederick County, Maryland.

WITNESSETH; - That for and in consideration of the sum of Seven Thousand Four Hundred Ninety and seventy-five (\$7490.75) dollars now due from said George A. Everhart and Mary I. P. Everhart his wife, to the Commercial State Bank of Frederick, Maryland, a body corporate, we the said George A. Everhart Mary L. P. Everhart his wife do hereby grant and convey unto the said Commercial State Bank of Frederick Maryland, and its assigns, in fee simple all that lot or lots of ground situate, lying and being on the east side of North Market Street, Frederick City, Frederick County, Maryland, and known and designated as Nos. 206 & 208 North Market Street in said City, County and State, said lot or lots fronting on said North Market Street nineteen feet and seven inches, more or less, and extending back a distance of sixty-four feet, more or less, to a ten-foot alley in the rear, and being improved with a three-story brick building, at present; it being all that real estate that was conveyed unto Theodore A. Buessing from Frederick Buessing Sr., by deed dated September 26, 1885 and recorded in Liber A. F. # 11, Folio 356, one of the land Records of said Frederick County, which said deed contains a description of the said property, it also being the same property that was conveyed by Elizabeth Miller and Frederick A. Miller,