

AGREEMENT OF SALE

**ASSIGNEE'S SALE OF VALUABLE REAL ESTATE**

By virtue of the power and authority contained in the mortgage executed by Conner H. Gross and Eleanor R. Gross, his wife, dated November 27, 1959, in favor of Home Federal Savings and Loan Association of Hagerstown, a body corporate, said mortgage securing the payment of a promissory note of even date, therewith, payable to Home Federal Savings and Loan Association of Hagerstown, being recorded among the Land Records of Frederick County, Maryland, default having occurred in the aforesaid mortgage, said mortgage having been assigned to Thomas S. Glass, who will offer at public auction at the Court House Door in Frederick City, Frederick County, Maryland, on **FRIDAY, APRIL 14, 1961** at 10:00 o'clock A. M.

all that lot or parcel of ground situate, lying and being along the west side of the Linganore Road about one-fourth of a mile south of the Gas House Pike, in Mt. Pleasant District, Frederick County, Maryland, and being more particularly described as follows: Beginning at an iron pipe on the west side of the Linganore Road at the Southeast corner and the end of the third line of the parcel of land described in a deed from Walter D. Malin, widower, to Walter H. Phebus, Jr., dated August 15, 1953, and recorded in Liber 520, folio 269, one of the Land Records of Frederick County, Maryland, and running thence by and with the said third line reversed (1) South 89° 15' West 300 feet to an iron pipe; thence by lines of division now made two courses and distances (2) South 0° 45' East 100 feet to an iron pipe; thence (3) North 89° 15' East 300 feet to an iron pipe on the west side of the said Linganore Road; thence by and with the west side of said road (4) North 0° 45' West 100 feet to the point of beginning, improved with a one story, one family frame dwelling, with asphalt shingle roof, containing 4 rooms and bath, forced air, baseboard heat, oil fired. For title reference see deed November 27, 1959 from Augustus C. Tyeryar and Catherine B. Tyeryar, his wife, unto Conner H. Gross and Eleanor R. Gross, his wife, recorded in Liber 427, folio 517, one of the Land Records of Frederick County, Maryland.

**TERMS OF SALE:** A deposit of 10% will be required of the purchaser or purchasers on the day of sale, the balance to be paid at the time of settlement, which shall be upon final ratification of the sale by the Circuit Court of Frederick County, Maryland. State and County taxes and other public charges assessed against the property will be adjusted as of the date of final settlement. All costs of conveyancing, including Federal and State stamps requisite for the deed, shall be borne by the purchaser or purchasers.

**THOMAS S. GLASS, Assignee**  
Glass and Burgee, Attorneys  
Null and Null, Auctioneers

I (we) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto, at and for the sum of Eight Thousand, Five Hundred Dollars (\$ 8,500.00 ), and have this date paid the sum of Eight Hundred and Fifty Dollars (\$ 850.00 ) as down payment, and agree to pay the balance of Seven Thousand, Six Hundred and Fifty Dollars (\$ 7,650.00 ) at the time of final settlement and ratification of said sale by the Orphans' Court for Frederick County, Maryland, and I (we) further covenant and agree that I (we) will comply with the terms of sale as expressed in the advertisement attached hereto.

Witness my (our) hand(s) and seal(s) this 14th day of April, 1961.

WITNESS:

Evelyn S. Aumen  
Evelyn S. Aumen

HOME FEDERAL SAVINGS & LOAN ASSOCIATION OF HAGERSTOWN  
BY: Thomas S. Glass (SEAL)  
Agent and Attorney (SEAL)

Thomas S. Glass  
Assignee

107 null  
Auctioneer

GLASS AND BURGEE  
ATTORNEYS AT LAW  
FREDERICK, MARYLAND

EXHIBIT NO. 3

Filed April 24, 1961 2 to 3