

MEZGER & MEZGER

ATTORNEYS

200 WEST SARATOGA STREET
BALTIMORE 1, MARYLAND
ATTORNEY'S MORTGAGE SALE OF
VALUABLE FEE SIMPLE

FARM-RESIDENTIAL PROPERTY
USED AS A DAIRY FARM AND MILKING PARLOR
IMPROVED WITH A TWO STORY FRAME DWELLING,
TENANT HOUSE, WAGON SHED AND CORN HOUSE, CON-
CRETE IMPLEMENT HOUSE, LARGE BANK BARN, AND
LOADING SHEDS, CONTAINING TWO HUNDRED EIGH-
TEEN (218) ACRES, MORE OR LESS, SITUATE ON FOUR
POINT ROAD NEAR MOTTERS STATION, FIFTH ELECTION
DISTRICT, FREDERICK COUNTY, MARYLAND.

Under and by virtue of the power of sale contained in the mortgage dated April 4th, 1960, from Wilfred M. Watkins and Pauline K. Watkins, his wife said mortgage being duly recorded among the Land Records of Frederick County, in Liber E.C.W. No. 635 folio 451, the undersigned as Attorney, will offer for sale at public auction at the Court House Door, Court House, Circuit Court for Frederick County, Frederick, Maryland on

WEDNESDAY, DECEMBER 27th, 1961
AT 12:00 O'CLOCK NOON

the following described tract of land:
BEGINNING at a point located at the end of One Hundred Two and Six Tenths (162.6) perches on the first or North Three (3) degrees East Two Hundred Ninety two (292) perches line of a Two Hundred Fifty two (252) acres Three (3) roods and Twenty five (25) perches tract of land as described in a deed from Charles H. Jamison et al., unto Wilfred M. Watkins and Pauline K. Watkins, his wife, dated March 31, 1958, and recorded in Liber No. 597, folio 337, etc., one of the Land Records for Frederick County, Maryland, said point of beginning being also located at the end of the Sixth (6th) line of a certain Twenty-four One-hundredths (0.24) acre lot or parcel of land as described in a deed from Wilfred M. Watkins and wife unto Robert R. Saylor and wife, dated September 22, 1958, and recorded in Liber No. 607, folio 226 etc., one of the Land Records aforesaid, and running thence by and with the first line of the said Two Hundred Fifty two (252) acres Three (3) roods and Twenty five (25) perches tract (1) North Three (3) degrees East One Hundred Eighty nine and Two Tenths (189.2) perches to the end thereof, thence with the Second, Third, Fourth and Fifth lines of said Two Hundred Fifty two (252) acres Three (3) roods and Twenty five (25) perches tract (2) South Eighty six (86) degrees East Twenty nine (29) perches, (3) South Forty five (45) degrees East One Hundred Ninety six (196) perches, (4) South Sixteen (16) degrees West Forty (40) perches (5) South Twenty one (21) degrees East Forty (40) perches, (6) South Twelve (12) degrees West Seventy six and Seven Tenths (76.7) perches, thence running with a part of the Seventh or West One Hundred Seventy and Twenty five One-hundredths (170.25) perches line as described in the said Two Hundred Fifty two (252) acres, Three (3) roods and Twenty five (25) perches tract of land, (7) West One Hundred Twelve and Fifteen One-hundredths (112.15) perches to a stake now planted, thence leaving the outlines of said Two Hundred Fifty-two (252) acres, Three (3) roods and Twenty five (25) perches tract and running with the South Eight (8) degrees West Ninety two and Five Tenths (92.5) perches line reversed of a certain Thirty two (32) acres, One (1) rood and Twenty seven (27) perches tract of land which was mentioned as a first exception in the deed from Charles H. Jamison, et al., unto Wilfred M. Watkins and wife, recorded as aforesaid, (8) North Eight (8) degrees East Ninety two and Five Tenths (92.5) perches, to the center of the Four Point Road (a Frederick County Road) and running thence with part of the North Eighty eight (88) degrees East line of the aforementioned Thirty two (32) acres, One (1) rood and Twenty seven (27) perches tract, reversed, (9) South Eighty eight (88) degrees West Thirty and Sixty three One-hundredths (36.63) perches, and running thence so as to exclude the second exception as mentioned and described in said deed from Charles H. Jamison et al., unto Wilfred M. Watkins and wife, recorded as aforesaid, (10) North Three (3) degrees East Thirteen and Fifty two One-hundredths (13.52) perches, (11) North four Eighty four (84) degrees Thirty (30) minutes West Ten and Twenty eight One-hundredths (10.28) perches, (12) South One (1) degree Fifteen (15) minutes West Thirteen (13) perches to intersect the aforementioned North Eighty eight (88) degrees East line of said Thirty two (32) acres, One (1) rood and Twenty seven (27) perches tract, and running with said last line, reversed, (13) South Eighty eight (88) degrees West Twelve and Three Tenths (12.3) perches, and running thence so as to exclude the aforementioned Twenty four One-hundredths (0.24) acre lot of land (14) North Five (5) degrees Thirty four (34) minutes East Twenty three (23) feet to an iron pipe, (15) North Five (5) degrees Thirty four (34) minutes East Forty eight and Four Tenths (48.4) feet to an iron pipe, (16) North Fifty eight (58) degrees Forty seven (47) minutes West Sixty (60) feet to an iron pipe, (17) North Five (5) degrees Forty six (46) minutes East Ninety (90) feet to an iron pipe (18) North Eighty three (83) degrees Forty four (44) minutes West Forty three (43) feet to the first mentioned place of beginning, containing Two Hundred Eighteen (218) acres, and Thirty three (33) perches of land, more or less.

BEING a part of a certain tract of land, containing Two Hundred Fifty two (252) acres, Three (3) roods and Twenty five (25) perches, as described in the deed from Charles H. Jamison et al., unto Wilfred M. Watkins and Pauline K. Watkins, his wife, dated March 31, 1958, and recorded in Liber No. 597, folio 337, etc., one of the Land Records for Frederick County, Maryland, EXPRESSLY SUBJECT, however, to the right of Edward F. Plumer, et ux., their heirs and assigns, to maintain and service the drainage field pipes as particularly described in a deed from Charles F. Orndorff, surviving executor u/w of Francis H. Orndorff, to Edward F. Plumer, et ux., dated September 14, 1957, and recorded in Liber No. 591, folio 241, one of the Land Records for Frederick County, Maryland. This easement is located adjacent to the Tenth or North Three (3) degrees East Thirteen and Fifty two One-hundredths perches line of the above description. It being intended that the above described property be and include all that property as described in the aforesaid deed saving and excepting the exceptions therein noted.

TERMS OF SALE—A cash deposit of 10 per cent of the purchase price will be required of purchaser at time and place of sale; balance of purchase money in cash upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of 6% per annum from day of sale to day of settlement. Taxes and all other expenses to be adjusted to day of sale.

H. ALLEN MEZGER

Attorney named in Mortgage

E. T. NEWELL & CO., INC., Auctioneers