

to Nathan J. Talbot, annually, with interest in succession, then the said Mortgage shall be paid - And also to further provide that if default shall be made in the payment of the money aforesaid, or the interest thereon, at the time or in the manner aforesaid - then it shall be lawful for the said Nathan J. Talbot to sell the said Mortgaged premises, at and public Auction for Cash, after giving at least three weeks public Notice of the time, place, manner and terms of sale, in one or more Newspapers published in Frederick at least twice a week for three successive weeks prior to the day of Sale. All of which will fully and at large appear by reference to a Certified Copy of said Mortgage herewith Exhibited Marked Exhibit No. 1, which your Mortgage prays together with all other Exhibits, may be taken and considered as part of this his report. -

Your Mortgagee further reports, that default having been made in the payment of the Mortgage debt and interest aforesaid, and after having filed his Bond to the State of Maryland, duly executed, in the penalty of Fifteen thousand dollars, and approved by the Clerk of your Honorable Court - And having given notice of the time, place, manner and terms of sale in the Frederick Examiner, and Republican Citizen two Newspapers published in Frederick County, twice a week for three successive weeks prior to the day of sale - He did pursuant to said notice attend in front of the store of West and Chambers in the Village of the Prich of Rocks Frederick County Maryland, on Saturday the 15<sup>th</sup> day of June 1872, at one O'clock P. M. and then and there proceeded to sell said real estate mentioned in said Mortgage. -

Your Mortgagee then offered at Public Sale to the highest Bidders All three pieces or parcels of tracts of Land - being part of the "Resurvey or Part of Hobson's Choice", part of "Dunker Hill", part of "Sand Stone Ridge" and part of a tract called "Carrolltown", and part of a tract called "Hill in the Middle" situate in Frederick County State of Maryland - containing Two hundred and fifteen Acres of land more or less, the said Land being part of the same Land conveyed by Madison Nelson and wife and others heirs of Roger Nelson to the said Nathan J. Talbot, by deed dated on the 31<sup>st</sup> day of December 1868, and recorded in Liber to W. No 3 folio 12 - one of the Land Records of Frederick County - Except that portion thereof heretofore conveyed by James P. Birch to said Nathan J. Talbot by deed dated on the Fifth day of February in the year Eighteen hundred and Sixty Nine - and recorded in Liber to W. No 3 folio 32 one of the Land Records of Frederick County - and being the same land described by Courses and distances, in a deed from James P. Birch to Hugh McAleer, dated on the Fifth day of February 1866 and recorded in Liber to W. No 3, folio 66 & 67, one of the Land Records of Frederick County, as will fully appear by certified Copies of the above recited deeds herewith Exhibited Marked Exhibits Nos. 2, 3 & 4.

And sold the above described Mortgaged premises to D. S. Roth - he being then and there the highest and best bidder therefor, at and for the sum of Thirty three dollars and Seventy six Cents per acre and for Cash, which Cash has not yet been paid, the terms of sale prescribed by the said Mortgage, and set forth in the advertisements annexed to the Memorandum of sale, signed by said D. S. Roth.

The Mortgagee reports the aggregate amount of sales to be \$7801.40. all of which is respectfully submitted -

N. J. Talbot

Order No

Exhibit