said Lloyd Benson bearing date on the 14th day of November 1865 and recorded in Liber J. W. L. C No. 3 folio 291 one of the Land Records of Frederick County, and to which said Mortgage there was a condition annexed that if the said John A Lynch Agent shall make the payments and perform the covenants therein on his part contained said Mortgage shall be void But in case of default by the said John A Lynch Agent and Lloyd Benson in any of the conditions of the said Mortgage for the space of three months John Ritchie the Solicitor of the said Building Association or his successor in Office was authorized by said Mortgage to sell said Mortgaged premises all of which will fully appear by reference to a certified copy of said Mortgage herewith Exhibited marked Exhibit No 1 which together with all other Exhibits said Trustee prays may together be taken as part of this his report of Sales, said Trustee further reports that on the 9th day of March 1871 he was elected by the Board of Directors of the Frederick County Building Association Solicitor in the place of John Ritchie Esq and is now his successor in Office and that default having been made by said Mortgagors for the for the space of Three months in the conditions and covenants in said Mortgage contained and the said Charles W Rosz having first filed in the Clerks Office of your Honorable Court his Bond to the State of Maryland in the penalty of Three Thousand dollars, which said Bond was duly approved and having given public notice of the time place manner and terms of sale by advertisement in the Maryland Union and Republican Citizen Newspapers published in Frederick County for more than three successive weeks prior to the day of Sale he did pursuant to said Notice attend at the City Hotel Frederick City Maryland on Saturday the 27th day of February 1874 at Ten oclock A. M and then and there offered said Real Estate at Public Sale but not receiving a sufficient bid for the same adjourned said sale said Trustee having again advertised said Mortgaged premises in the Maryland Union and Republican Citizen two Newspapers published in Frederick County for more than three successive weeks prior to the day of sale giving notice of the time place manner and terms of Sale and in pursuance of said notice he attended at the City Hotel in Frederick City on Saturday the 24th day of October in the year 1874 at 10 oclock A. M. and then and there proceeded to make said sale, said Trustee then offered to the highest and best bidder all that piece or parcel of Land called "Araby" originally called "Wet Brook Resurveyed" and containing by a recent survey 17⅞ Acres of Land more or less and being the same Land conveyed to Lloyd Benson by Jacob Lewis & wife by deed dated on the 14th day of November 1865 and described in the advertisement annexed to the memorandum of sale and sold the same to C Keefer Thomas Esq. he being then and there the highest and best bidder for the same at and for the sum of Four hundred and Ten dollars and Fifty cents and upon the terms of Sale as prescribed by the Mortgage and set forth in the advertisement of Trustees Sale annexed to the memorandum of Sale said Trustee further reports that said purchaser has not yet complied with the terms of Sale but promises to do on ratification of said sale by your Honorable Court, also reports gross