Records of Frederick County aforesaid in Liber C M. No. 9 folios 590 &c as by reference thereto will appear did in consideration of the premises therein recited grant and convey unto said William H Derr and others therein named all of those tracts or parcels of Land situate lying and being in the County of Frederick and State of Maryland part of which is hereinafter described and conveyed for the purpose of securing to the said William H Derr, and the other Mortgagees therein named, the payment of the several and respective sums of money in the said Mortgage mentioned as being severally due to them with the interest thereon at the times therein limited for the payment of the same subject to a proviso in said Mortgage Deed, contained, that the same should be void, upon the payment by the said Tidemian Hull of the several and respective sums of money mentioned in said Mortgage as being due to the respective parties therein named with a special power in said Deed of Mortgage authorizing and empowering the said William H Derr if default should be made in the payment of the said several and respective sums of money intended to be secured by said Deed of Mortgage or either one of them at the times therein limited for the payment of the same to sell the said Mortgaged premises by public auction upon such terms as he should deem most advantageous after giving at least three weeks public notice of the time place manner and terms of sale in some one or more of the newspapers published in Frederick County, and whereas default was made in the payment of nearly all of the principal sum of money intended to be secured by the said Mortgage and of the interest due upon the same and the said William H Derr having filed in the Office of the Clerk of the Circuit Court for Frederick County his bond to the State of Maryland which was duly approved, conditioned that he would abide by and fulfil any order or Decree which should be made by the said Court sitting in Equity in relation to the sale of said Mortgaged property or the proceeds thereof, proceeded to advertize the premises mentioned in said Deed of Mortgage for sale by public Auction by Advertisements inserted in the "Frederick Examiner" and the "Republican Citizen" two newspapers published in Frederick City once a week for more than three weeks prior to the day of sale and by hand bills extensively circulated and did pursuant to said notice attend at the City Hotel in Frederick City Maryland on Saturday the 2nd day of December in the year 1876 between the hours of Eleven and Twelve o'clock M. the place and day designated for the sale thereof, and then and there sold the hereinafter described part of said Mortgaged premises to Edward T Raumburg of said County and State for the sum of Three Thousand Three hundred & Thirteen and sixty cents he being then and there the highest and best bidder for the same and whereas after making said sale the said William H Derr made a report under Oath to the Circuit Court for Frederick County sitting in Equity of the sale of said Mortgaged premises and of all his proceedings therein which sale was on the 30th day of December in the year 1876 finally ratified and confirmed by said Court as will appear by reference to the proceedings had in No 4209 on the Equity Docket of said Court, and whereas at the time of said sales, it was agreed as a condition of the purchase that the Deed for the said property should be free and clear of the potential right of Dower of the wife of Tidemian Hull the Mortgagor, as will appear by reference to Exhibit No. 2 accompanying the Mortgagee report of sales made as aforesaid, and for the purpose of conveying