

deceded to be sold free of my claims of dower therein, and I agree to accept such portion  
of the net proceeds of sale as your Honorable Court shall deem just and equitable  
Filed Dec 15 1878  
Ann Elizabeth Keller

Decree

Jane Long and  
John D. Keller  
@  
Ann Elizabeth Keller  
Mary E. Keller et al

N<sup>o</sup>. 42 82. Equity.  
In the Circuit Court for Frederick County  
Sitting as a Court of Equity.

December Term, 1877.

The above cause standing ready for a hearing, and being  
submitted, the Bill, answer, Exhibits depositions and all other proceedings  
were by the Court read and considered, it is thereupon, this 15<sup>th</sup> day of December  
in the year eighteen hundred and seventy-seven by the Circuit Court for Frederick  
County, as a Court of Equity, and by the authority of said Court as judged  
ordered and decreed that the land and premises mentioned in these pro-  
ceedings be sold or so much thereof as may be necessary for the payment of the  
debts of William Keller deceased free from all claims of dower therein and  
that John D. Keller of Frederick County, he and is hereby appointed  
Trustee to make the said sales and the course and manner of his proceeding  
shall be as follows: He shall first file in the Clerk's Office of this Court  
a Bond to the State of Maryland, executed by him with a surety, or  
sureties, to be approved by the Court, or the Clerk thereof in the penalty of  
Five Thousand Dollars, conditioned for the faithful performance of the  
trust reposed in him by this Decree or which may be reposed in him by  
any future order or decree in the premises. He shall then proceed to  
make sale of the said Real Estate having first given at least three weeks  
previous notice inserted in some newspaper printed in Frederick County,  
and such other notice as he may think proper of the time place manner  
and terms of sale, which terms shall be as follows, one third of the purchase  
money to be paid in cash on the day of sale or on the ratification thereof by  
the Court the residue in two equal annual payments from day of sale  
the purchaser or purchasers giving his her or their notes with approved security  
and bearing interest from the day of sale and as soon as may be convenient  
after any such sale or sales, the said trustee shall return to this Court a  
full and particular account of the same with an affidavit of the truth  
thereof, and the fairness of such sale or sales annexed, and on the  
ratification of such sale or sales by the Court, and on payment of the  
whole purchase money and not before, the said Trustee by a good and suf-  
ficient deed to be executed and acknowledged agreeably to law, shall con-  
vey to the purchaser or purchasers of the said property, and to his, her or  
their heirs the property to him her or them sold free clear and discharged of  
all claims of the parties to this cause and of any person or persons claim-  
ing by from, or under them, and the said Trustee shall bring into  
this Court the money arising on such sale or sales and the Bonds  
or notes which may be taken for the same to be disposed of under the  
direction of this Court after deducting therefrom, the costs of this suit  
and such commission to the said Trustee as the Court shall think