No 4952 Equity

empowering the said Sebastian G Cockey as agent of the said Mortgagee if default should be made in the payment of the sum of money specified therein, to sell the said Mortgaged premises at and by public auction for cash after giving at least three weeks public notice of the time place and terms of sale in some newspaper published in Frederick town once a week prior to the day of sale and whereas default having been made in the payment of the money intended to be secured by said deed of Mortgage, and the said Sebastian G Cockey having executed a bond to the said State of Maryland in the penalty of Two thousand and five hundred dollars which bond was approved by the Clerk of the Circuit Court for Frederick County conditioned as prescribed by the provisions of the Code of Public General Laws of Maryland, proceeded to advertise the premises mentioned in the said deed of Mortgage for sale, by Public Auction by advertisement in the "Citizen" a newspaper published in Frederick County, for more than three successive weeks prior to the day of sale, and did in accordance with said notice attend at the City Hotel in Frederick town on the fifth day of August in the year 1882. the place and the day designated for the sale thereof, and then and there sold the mortgaged premises to John H Beall of Frederick County State of Maryland at and for the sum of Eleven hundred dollars, he being then and there the best and highest bidder therefor; and whereas after making the said sale, the said Sebastian G Cockey made a report under oath of the sale of the said Mortgaged premises and his proceedings therein to the Circuit Court for Frederick County sitting in Equity, which sale was on the 4th day of September in the year 1882 finally ratified and confirmed by the said Court as will appear by reference to the proceedings had in No 4811 on the Equity docket of said Court: And whereas the purchase money for the said property and premises has been fully paid, and the said John H Beall is desirous of obtaining a deed for the same, Now therefore in consideration of the premises, I the said Sebastian G Cockey as aforesaid do grant unto the said John H Beall all the right and title which the Norman B Clabaugh and Margaret E Clabaugh had at the time of recording of said Mortgage and which the said Catharine E Lester had or have by virtue of said Mortgage deed or otherwise in and to all that certain tract or parcel of land situate lying and being in the County of Frederick and State of Maryland and which is described as follows: Beginning at a large stone standing on the South side of Linganore it being the beginning of a deed from William Eader to Frederick Kroantz recorded in Liber B.G.F. No 7 folio 6 one of the Land Records of Frederick County and running thence South three degrees East Sventeen perches to the beginning of thirty five acres heretofore conveyed to William Lare then with last line thereof to the end of twenty and one tenth perches on the tenth line of the aforesaid deed from William Eader and running thence with the outlines thereof North Nine degrees West ten and nine tenths perches, North twenty nine and three fourths degrees East thirty five and one half perches North twenty Seven and one half degrees East Eight perches North Eighty Eight and one half degrees West fifty four and two tenths perches, North two degrees West ten (10) perches North Eighty two and one half degrees West Seventy two South two and three fourths degrees West eight perches, South fourteen degrees East fifty two perches to the place of beginning, Containing thirty Eight and one half acres of land and thirty five square perches of land more or less, being the same land and premises which Henry M Nicodoff obtained from Frederick Kroantz and Catharine E Kroantz his wife by deed dated November 28th 1870 and recorded in the Land Records of Frederick County in Liber C.M. No 7. folio 366. and which was afterwards granted by the said Henry M Nicodoff to Margaret E Clabaugh by deed dated January 30th 1872 and duly recorded in Liber C.M. No 7. folio 636 one of the Land Records of Frederick County in fee Simple

Witness My hand and Seal

Test. Robert Stokes. Sebastian G Cockey (Seal)

State of Maryland Frederick County ss.

I hereby certify that on this Sixth day of September in the year Eighteen hundred and Eighty two before me the Subscriber one of the Justices of the Peace of the Said State of