

No 497 Equity

Shall be made in the performance of any covenant herein contained, then it shall be lawful for the said John S Kunkel his representatives or assigns to sell said mortgaged premises at the Court House in Frederick City, by public auction for Cash after having given notice of the time, place, manner and terms of Sale by advertisement inserted in some newspaper published in Frederick County for at least three successive weeks prior to the day of Sale and to apply the proceeds of such sale to the payment in the first place of all expenses attending such sale including usual Commissions and reasonable Counsel fees for preparing bond, report of Sale, and attending to the satisfaction thereof, and then to the payment of the entire Mortgage debt whether due or not and all interest due thereon, then to the payment of any premiums or assessments for insurance or taxes if any paid by said John S Kunkel his representatives or assigns, with interest thereon, then to pay the surplus if any to said Julius Hafner.

Witness our hands and seals

Test

Thomas Turner

Julius Hafner Seal

Henrietta Hafner Seal

State of Maryland Frederick County to wit:

I hereby certify that on the fourteenth day of October in the year eighteen hundred and Eighty before the Subscriber a Justice of the Peace of the said State in and for the County aforesaid, personally appeared Julius Hafner and Henrietta Hafner his wife and did each acknowledge the foregoing Mortgage to be their respective acts, and at the same time before me also personally appeared John S Kunkel and made oath in due form of law the Consideration in the said Mortgage is true and bona fide as therein set forth

Thomas Turner J.P.

State of Maryland Frederick County, to wit:

I hereby certify the foregoing is a true copy of the Original Mortgage as recorded in Liber A. S. No 2, folio 413<sup>vs</sup>, one of the Land Records in the Office of the Clerk of the Circuit Court for Frederick County



In testimony whereof I hereto subscribe my name and affix the seal of the Circuit Court for Frederick County this 25<sup>th</sup> day of April A.D. 1884.

Adolphus Steinhilber J.

Filed April 25, 1884.

Clerk

At the Request of Milton G Dutton the following Deed is recorded Sept 20<sup>th</sup> 1881

This Deed made this Twentieth day of September in the year Eighteen hundred and Eighty one, by me William A Hafner of Frederick County in the State of Maryland, Witnesseth that for and in Consideration of the sum of Eight hundred dollars, in cash being in full payment of the said William A Hafner do grant bargain and sell in fee simple unto Milton G Dutton of the County and State aforesaid, all that tract or part of a tract of land and premises situate lying and being in Urbana District Frederick County Maryland containing thirty acres two rods and thirty square perches of land more or less, and being the same land and premises which was conveyed to the said William A Hafner by deed from Julius Hafner and Henrietta Hafner his wife bearing date on the tenth day of February in the year Eighteen hundred and Eighty one, and duly recorded in Liber A. S. No 2, folio 69<sup>vs</sup> one of the Land Records of Frederick County as by reference thereto being had, for a more full and particular description of said land and premises will appear. Subject however to the payments, conditions and agreements specified and contained in a certain deed of Mortgage executed by the aforesaid Julius Hafner and Henrietta Hafner his wife to John J Kunkel of said County and State on the fourteenth day of October in the year Eighteen hundred and Eighty, and duly recorded on said fourteenth day of October in the year