No 7651 Equity

Petition & Report of Sale.

said date in conjunction with his wife, Mollie C Mullinix to secure the payment of said indebtedness convey by way of Mortgage to the said The Real Estate and Improvement Company of Baltimore City all that lot or parcel of ground situate in Frederick County State of Maryland, described as follows:-

Being part of a tract of land called "Timber land," containing seventy-five square perches of land, more or less, and being the same land conveyed to the said Thomas P. Mullinix by Rachella Spurrier, by deed dated September 5th 1894 and Recorded among the Land Records of Frederick County in Liber J. L. J. No. 7 folio 389 as will appear by reference to a certified copy of said mortgage herewith filed as a part of this petition and Report.

That to said deed of Mortgage there was a condition annexed that if the said Thomas P. Mullinix, his heirs, personal representatives or assigns, should pay on or before the 1st day of October, 1902 to the said The Real Estate and Improvement Company of Baltimore City, the said sum of $187.27 with interest thereon, payable monthly at the rate of six percent per annum from the 1st day of October, 1894, said payment to be made by monthly instalments of at least $2.85 including interest, beginning for the first installment on the 1st day of November, 1894 and should make no default in any agreement, covenant or condition of said mortgage then the same should be void,

And further provided that in the event of three of the above mentioned monthly installments being due and unpaid, or of default in any agreement covenant or condition of said Mortgage, the entire mortgage debt intended to be secured should be deemed due and demandable, and the said presents were declared to be in trust and Samuel R Barr, of Baltimore City, was authorized and empowered to sell the property conveyed and to convey the same to the purchaser thereof.

Said sale to be made in the manner in said mortgage specified and the proceeds of sale to be distributed as therein provided.

All of which will appear by reference to the certified copy of said mortgage herewith filed,

Exhibit of Mortgage

3rd. That default having been made in the payment of the monthly installments as required by the terms of said mortgage and in the payment of the mortgage debt within the time therein specified the Samuel R. Barr, was requested to and did proceed to exercise the power sale in said mortgage.

4th That having filed his duly approved bond as required by law and having given more than three weeks notice of the time, place, manner and terms of sale, by advertisements inserted in the "Weekly News" a newspaper published in Frederick County and by handbills extensively circulated in the vicinity of the said property, your petitioner did in pursuance to said notice attend on the premises on Saturday the 6th day of June A. D 1903, at the hour of ten-thirty o'clock a.m and then and there proceeded to sell said real estate as follows:-

5th Your petitioner offered at Public sale to the highest bidder said lot of ground and premises so mortgaged as aforesaid and sold the same to the Real Estate and improvement Company of Baltimore City at and for the sum of One hundred and forty dollars, it being then and there the highest and best bidder therefor,

Petition & Report of Sale.