No 8281 Equity.

directed to sell at either public or private sale, the land and premises mentioned in these proceedings and that the course and manner of his proceedings shall be as follows: he shall first file in the Clerk's 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 Ten Thousand Dollars conditioned for the faithful performance of the trust reposed in him by any future order or decree in the premises. He shall then proceed to make sale of the said real Estate and if by public sale 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 half 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 six months the purchaser or purchasers giving his her or their notes with approved security and bearing interest from the day of sale or all cash at the option of the purchaser: and the said sales shall be reported to this Court for ratification according to its course and practice: 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 sufficient deed to be executed and acknowledged agreeably to law shall convey to the purchaser or purchasers the property to him her or them sold: and the proceeds of said sale shall be applied to the payment of the Mortgage indebtedness mentioned in these proceedings primarily out of the proceeds of the Bentz Street property therein mentioned and the residue of the proceeds of the said lands decreed to be sold after the payments of the usual costs and expenses and after supplementing therefrom any deficiency which may exist in the personal estate of Marie Diehl deceased for the payment of her debts shall be held and invested by said Trustee under the direction of this Court for the benefit of Katherine E. Diehl for and during her natural life and after her death the proceeds thereof shall be paid and distributed to the legatees thereto entitled