

did attend in front of the Court House door, in Frederick City, Maryland, on Friday, July 14th, 1916 at the hour of eleven o'clock, the time and place mentioned in the advertisement, and then and there offered for sale at public auction to the highest bidder, for cash, the real estate described in said mortgage, being Lot No. 7 in the village of Graceham, in Frederick County, Md. and more particularly described in a deed from Mary I. Colliflower et al. to Lucy A. Groshon, dated March 17, 1906, and recorded in Liber S.T.H. No. 274, folio 341, one of the Land Records of Frederick County. and did then and there sell the same to Nona M. Groshon, she being the highest and best bidder therefore, at and for the sum of Three Hundred and Fifty five Dollars (\$355.00).

And your Petitioners file herewith as a part hereof the acknowledgement of purchase of the said Nona M. Groshon, marked Exhibit C.

Your Petitioner pray that the sale may be finally ratified and confirmed by your Honorable Court.

And as in duty bound etc

Frederick W. Cramer.
Solicitor.

George L. Cramer & Sons.
By Frederick W. Cramer

State of Maryland, Frederick County, to-wit:-

I hereby certify that on this _____ day of July, 1916, before me, the subscriber, Clerk of the Circuit Court for Frederick County, personally appeared Frederick W. Cramer, a member of the firm of George L. Cramer & Sons, assignees of mortgage, and made oath in due form of law that the matters and things stated in the foregoing Petition and Report of Sale are true to the best of his knowledge and belief, that the sale therein reported was fairly made and that he is duly authorized to make this affidavit on behalf of George L. Cramer and Sons.

Eli G. Haugh
Clerk of the Circuit Court for Frederick Co.

EXHIBIT "A"

THIS MORTGAGE made this 19th day of October, in the year nineteen hundred and seven by us, Lucy A. Groshon and James A. Groshon, her husband, of Frederick County, State of Maryland, WITNESSETH: Whereas the said Lucy A. Groshon and James A. Groshon, her husband, now stands indebted unto Charles T. K. Young, of the County and State aforesaid, in the sum of TWO HUNDRED AND EIGHTY-FIVE (\$285) Dollars, under their joint and several promissory note bearing even date herewith, payable to the order of the said Charles T. K. Young six months after date with interest therefrom from date at the rate of six per cent per annum, the interest to be paid semi-annually, and for the better securing the payment of the said promissory note at maturity, and for the further consideration of the sum of Five Dollars to us cash in hand paid at and before the execution and delivery of these presents, the receipt of which is hereby acknowledged, we, the said Lucy A. Groshon and James A. Groshon, her husband, do hereby grant in fee simple unto the said Charles T. K. Young all the following described piece or parcel of land, situate, lying and being in the village of Graceham, Frederick County, State of Maryland, and designated on the plat of said town as Lot No. 7, together with all and singular the buildings, improvements, rights, ways privileges and appurtenances thereunto belonging or appertaining, being the same property which was conveyed to the said Lucy A. Groshon from Mary I. Colliflower, et al, by deed dated March 17, A. D. 1906, and recorded in Liber S.T.H. No. 274, folio 341 & c, one of the land Records of Frederick County, as by reference thereto a more particular description will appear. Provided that if the said Lucy A. Groshon and James A. Groshon, their personal representatives or assigns, shall pay the said promissory note with all interest due thereon at maturity and shall perform each and every covenant in this mortgage contained, then this mortgage shall be null and void. And further provided that until default be made in the payment of the promissory note aforesaid at maturity, or in the payment of any installment of interest thereon, when the same is due according to the tenor of said promissory note, the said Lucy A. Groshon and James A. Groshon shall possess the said mortgaged property as of present estate therein. And still further provided that if default be made in the payment of the said promissory note at maturity, or in the payment of any installment of interest when the same becomes due according to the tenor of said promissory note, or in the performance or fulfillment of any covenant or agreement contained therein, then and in either case, it shall be lawful for the said Charles T. K.