

and 28 perches, more or less, situated in Mt Pleasant District Frederick County Maryland, on the Water Street road, and improved by a two story dwelling house, containing six rooms, barn and other outbuildings; and then and there sold the same to William C. Powell, he being then and there, the highest and best bidder therefor, at and for the sum of Eleven Thousand, Two Hundred and Fifty Dollars, as will fully appear by his acknowledgement of purchase filed and marked Exhibit "W.C.P."

Your Petitioner reports her gross amount of sales to be \$11,250.00.

Wherefore your Petitioner prays that said sale may be ratified and confirmed by your Honorable Court.

George A. Pearre Jr., Sel.

Lucy C. Cramer
Assignee of Mortgagee.

STATE OF MARYLAND-FREDERICK COUNTY TO-WIT:-

I hereby certify that on this 6th day of March in the year 1916 before me the subscriber a Justice of the Peace personally appeared Lucy C. Cramer Assignee of the above Mortgage mentioned and described, and made oath in due form of law, that the matters and things stated in the foregoing Petition and report of Sale, are true as therein stated to the best of her knowledge and belief, and that said sale therein reported was fairly made.

Harry C. Hull J.P.

EXHIBIT NO. 1.

THIS MORTGAGE made this twenty first day of march in the year Eighteen Hundred and seventy three by John H. Cramer of Frederick County State of Maryland; WITNESSETH that whereas John H. Cramer by my Single Bill of even date with these presents payable one year after date with interest from date payable semi-annually to Ezra Houck Sr, stands indebted to Ezra Houck Sr, in the sum of one Thousand dollars and for the purpose of securing the said sum of money and the interest thereon in said single bill recited when due & payable I the said John H. Cramer hath agreed to execute these presents. Now this Mortgage Witnesseth that in consideration of the above recited premises I the said John H. Cramer doth grant in fee simple to the said Ezra Houck Sr, the following tracts or parcels of land lying in Frederick County and State aforesaid called "Mackeys Luck" and other tracts containing One Hundred and Fifty one acres three rods and twenty six perches of land being the same pieces or parcels of land conveyed to the said John H. Cramer by Rosanna Tinnerman by deed dated on the 2nd, day of April 1866 and recorded in Liber J.W.L.C. No. 3 folio 668 one of the land records of Frederick County reference thereto being had will more fully and at large appear, Provided that if the said John H. Cramer shall pay to the said Ezra Houck Sr the said sum of One thousand Dollars in said single bill specified when due and payable according to the tenor and effect of the said single bill and shall also pay to the said Ezra Houck Sr, the interest thereon semi-annually and Provided I the said John H. Cramer shall pay all taxes, assessments public dues and charges levied or to be levied by law upon said Mortgage debt then this mortgage shall be void and of non effect. And the said John H. Cramer covenants with the said Ezra Houck Sr, that he will pay all taxes, assessments public dues & charges levied or to be levied by law upon the mortgage debt created or secured by this Mortgage. PROVIDED that if default be made by the said John H. Cramer in the payment of the said sum of One Thousand Dollars in said single bill specified when due and payable according to the tenor and effect thereof if default shall be made by the said John H. Cramer in the payment of interest of said sum of money in said single bill mentioned semi-annually in each and every year or if default shall be made in the payment of the taxes, assessments, public dues or charges levied or to be levied by law upon the said Mortgage debt intended to be secured by this Mortgage, then it shall be lawful for the said Ezra Houck Sr, his executors administrators or assigns to sell the said Mortgaged premises at the City Hotel in Frederick City at Public Sale for one half cash to be paid on the day of sale the residue in one year from the day of sale the purchaser giving his note with approved security bearing interest from the day of sale to pay first all expenses of sale court fees and the usual commissions allowed in chancery on Sales of Real Estate. Secondly to pay the Mortgage debt and all interest thereon, Thirdly to pay all taxes, assessments public dues or charges levied or to be levied by law on said Mortgaged debt Fourthly to pay over any surplus to the said John H. Cramer, The said Ezra Houck Sr, his Executors, administrators or