

taining 96 Acres 3 Roods and 29 square perches of land more or less, situated on the public road leading from Mount Ephrium to Dickerson Station, and improved by a two-story dwelling house containing 6 rooms, barn and other outbuildings, and further described in the advertisement of sale herewith filed; and then and there sold the same to Albert M. Thomas, he being then and there the highest and best bidder therefor, at and for the sum of \$58.40 per acre, and at and for the total sum of \$5660.78, as will appear by his Acknowledgement of Purchase herewith filed and marked "Exhibit" A.M.T.

Your Petitioner reports his gross amount of Sale to be \$5660.78

Wherefore your Petitioner prays that said Sale may be ratified and confirmed by your Honorable Court. As in duty bound &c.,

George A. Pearre Jr.
Solicitor.

George A. Pearre Jr.
Assignee of Mortgage.

State of Maryland Frederick County to wit:—I hereby certify that on this 18th day of January in the year 1916 before me the subscriber the Clerk of the Circuit Court for Frederick County Maryland, personally appeared Geo. A. Pearre Jr, Assignee of the above mentioned Mortgage 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 to the best of his knowledge and belief, and that the said sale therein reported was fairly made.

Eli G. Haugh.
Clerk of the Circuit Court for Frederick County Maryland.

Filed Jan-18-1916.

No. 1

This Mortgage made this 22 day of May in the year Nineteen hundred and two by Harriet L. Nichols and Charles E. Nichols, her husband of Frederick County, State of Maryland, Witnesseth whereas the said Harriet L. Nichols and Charles E. Nichols are justly indebted unto Hiram J. Grove of said County in the sum of Twenty four hundred dollars and for which said sum of money the said Harriet L. Nichols and Charles E. Nichols have executed and passed to the said Hiram J. Grove their joint and several single bill of even date herewith for the sum of twenty four hundred dollars payable in one year and bearing interest at the rate of five per cent per annum, said interest being payable semi annually, and the said Harriet L. Nichols and Charles E. Nichols intending and desiring to secure the prompt and punctual payment of the said twenty four hundred dollars and the interest thereon in accordance with the terms of said single bill Now therefore this Mortgage Witnesseth, that in consideration of the premises and the further consideration of the sum of one dollar, we the said Harriet L. Nichols and Charles E. Nichols do grant unto the said Hiram J. Grove all that tract of land in fee simple, situated and lying partly in Frederick County and partly in Montgomery Counties, and fully described in the deed conveying the same property to the said Harriet L. Nichols, from Glenn H. Worthington Geo. A. Pearre and J. Roger McSherry Trustees in No. 1916 Equity on the Equity Docket of the Circuit Court for Montgomery County, said deed bearing date of May 22 1902 and intended to be recorded herewith. Together with all the buildings and improvements thereon, and the rights roads ways waters privileges and appurtenances thereto in anywise appertaining, Provided that if the said Harriet L. Nichols and Charles E. Nichols their heirs executors administrators or assigns shall punctually pay to the said Hiram J. Grove his executors administrators or assigns the aforesaid sum of Twenty four hundred dollars and the interest thereon semi annually in accordance with the tenor of said single bill as aforesaid and shall do and perform all the covenants and conditions herein on his part to be performed, then this Mortgage shall be void, And it is agreed that until default be made in the premises the said Harriet L. Nichols and Charles E. Nichols may hold and possess the aforesaid property upon paying in the meantime all taxes on said land and property when legally due and demandable, (Excepting any tax now levied or to be levied on the Mortgage debt or the interest therefrom covenanted to be paid) But if default shall be made in the payment of the