

premises in the event of a default by the said Bettie M. Ritchie in the payment of the mortgaged debt, and whereas default was made in the payment of the debt mentioned in said Mortgage; and whereas under a power of sale aforesaid the grantor herein made sale of said mortgaged premises and sold the property hereinafter conveyed to a certain Etho J. Keller and for the sum of Three Thousand and fifty five dollars, reserving to himself and not selling to said Keller the rents which would become due upon said property upon the first day of April 1899 and whereas the said sale was duly reported to the Circuit Court for Frederick County, in Equity, and was by said Court finally ratified and confirmed, as will fully and at large appear, in the proceedings in the cause No. 6995 Equity, upon the Docket of said Court, and whereas the said Etho J. Keller has fully paid the price for said land, viz, the sum of \$3055, as aforesaid Now this deed Witnesseth, that for and in consideration of the premises and of the sum of Five dollars I the said Thomas Turner, Jr., hereby grant to Etho J. Keller all that lot or parcel of ground situate lying and being in Frederick County, which is described as follows: Beginning at a point on the Northern line of the lot or parcel of land, conveyed to said Bettie H. M. Ritchie by Sifford surviving Executor, by deed duly recorded in Liber A. P. No. 1, folio 231, one of the Land Records of Frederick County, sixty five feet west of the North East Corner thereof and running thence westwardly seventeen and one half feet with Church Street in Frederick City, thence southwardly on a line parallel with the eastern boundary thereof, and thence with said Southern boundary eastwardly a distance of seventeen and one half feet thence Northerly in a line parallel with the eastern boundary of said first named lot or parcel of ground to the place of beginning it being the same lot of ground which is now occupied by the dwelling house known as No. 50 West Church Street Frederick City, the true intent hereof being to convey to the said Etho J. Keller the land occupied by the said dwelling house as also the one half of the Centre wall separating the two houses known as Nos. 50 & 52 West Church Street in said City, the said wall being a common wall between said two houses and to be and remain such even though said wall should be included within the distances conveyed in this deed, or in a deed for No. 52 West Church Street as aforesaid about to be made to Henrietta H. P. Maulsby of said County and State.

Witness my hand and seal this 25th day of March 1899.

Test:-

Thos. Turner Jr. (seal)

Thos Turner,

State of Maryland, Frederick County, to wit:-

On this 23rd day of March 1899 before the Subscriber a Justice of the Peace of said County, personally appeared Thos. Turner, Jr, and acknowledged the foregoing deed to be his act

Thos, Turner, J.P.

State of Maryland, Frederick County, to wit:-

I hereby certify that the foregoing is a true copy of Deed from Thos, Turner, Jr, to Etho J. Keller, as the same is taken from Liber D. H. H. No. 3, folio 460, one of the Land Records of Frederick County, Md,

In testimony whereof I hereunto subscribe my name and affix the seal of the Circuit Court for Frederick County, this 19th day of August 1912

Eli G. Haugh

Clerk of the Circuit Court for Frederick County, Md.



EXHIBIT No. 4.

At the request of Emily N. R. McLean et al, the following Deed is received for record and recorded July 18. 1912, at 8 o'clock A.M.

This deed made this 27th day of June in the year One thousand Nine hundred and twelve By Georgia R. Banks, of Baltimore, Maryland, party of the first part (formerly Georgia Ritchie) divorced from Daniel F. Banks, Nov. 11, 1909, see Records, Circuit Court Docket 49, folio 27. Emily N. R. McLean of the City of New York, Bettie M. R. Buoldin, of East Orange, New Jersey, Margaret R. Sicard of Washington D. C. Abiert Ritchie of the City of New York, Henrietta R. Duvall and Edith Ritchie of Frederick, Maryland, parties of the Second part, Witnesseth that in consideration of the sum of Six, hundred