

No. 10267 Equity,

3- That the said Mortgagors have defaulted in the payment of the said Mortgage, debt and interest, thereby Authorizing the sale of said real estate, and that the amount due on said Mortgage, with interest to January 1, 1921, is \$256.29,

4- That Your Petitioner in Pursuance of said authority gave the Notice of the time, and place, manner and terms of sale, by advertisement, in the Brunswick Blade-Times, a Newspaper, published in said Frederick County, as appears by reference to printer's certificate, filed herewith, and marked Exhibit B," and has filed his duly approved bond, in the sum of \$700.00, with the Clerk of the Circuit Court for said Frederick County, and has performed all other requisites of said Mortgage, and the rules of Court

5, That your petitioner did, on the 18th day of December 1920, at the hour of 11- 0' clock A.M. at the Court house door in Frederick City, Frederick County, Maryland, and in Pursuance of said notice, then and there sold the real estate mentioned in said mortgage; to-wit, the house and lot in Petersville, in said Frederick County, and described in a deed, to the Mortgagors, from Robert Simms, to Francis J. Allen, at and for the price of three hundred and fifty dollars, he being at that price, the highest and best Bidder, therefor, and your Petitioner took his Acknowledgement of purchase which is filed herewith, and Marked Exhibit C,"

Your petitioner therefore reports the gross amount of sales to be, \$350.00 and prays that said sale may be ratified and confirmed, by your Honorable Court, and for such Other and further relief as the nature of his cause may require

Respectfully Submitted,

H,k,DeLauter

Petitioner and assignee,

State of Maryland, Frederick County, to-wit;

I hereby certify that on this 21st day of December 1920, before me, the subscriber, the Clerk of The Circuit Court for Frederick County, personally appeared, the above named petitioner, H,K,DeLauter and made oath in due form of law, that the matters and things set forth in the foregoing petition are true and that the Sales therein reported were fairly made,

Eli G. Haugh,

Clerk,

E X H I B I T, A,

THIS MORTGAGE, Made this 30th day of March 1917, by us H, Richard Furr, and Helen Lutishy Furr, his wife, of Frederick County, State of Maryland,

WITNESSETH; Whereas, H, Richard Furr and Helen Lutishy Furr, his wife, stand indebted unto G, Ernest Magaha of said County and State, in the sum of Two Hundred and fifty (\$250.00) dollars, upon their promissory Note of even date herewith, and payable Semi-annually and for the purpose of securing the payment of said promissory Note and the interest thereon, when due and payable, this Mortgage is executed,

NOW THEREFORE IN CONSIDERATION of the premises, and the sum of (\$5.00) dollars, the receipt whereof is hereby acknowledged, we, the said H, Richard Furr and Helen Lutishy Furr his wife, do hereby grant and convey unto the said G, Ernest Magaha all that tract or parcel of land, with the improvements and buildings thereon, situate, lying and being in Petersville District, Frederick County, State of Maryland, as conveyed unto Richard H, Furr and Lutishy H, Furr, his wife, by Robert Simms, Widower, deed dated, March, 30, 1917, and intended to be recorded among the land records of Frederick County, prior to or Simultaneously with the recording of this Mortgage,

Provided, That if the said H, Richard Furr and Helen Lutishy Furr his wife, shall pay to the said G, Ernest Magaha, the sum of Two Hundred and fifty (\$250.00) dollars and the interest thereon, when due according to the tenor of said promissory Note, the this Mortgage Shall be void,

And the Motgagors hereby Covenant with said Mortgagess that they will pay said sum of \$250.00, when due and payable according to the tenor of said promissory Note,

But if Default Shall be made in the payment of said promissory Note, at Maturity or the interest thereon when due and payable according to the terms thereof, then it Shall be lawful for the said G, Ernest Magaha, his personal representatives, or assigns, to sell the said Mortgaged property, at the Court House door in Frederick City, Maryland,