

and duly recorded in Lib. 340, fol. 156, one of the Land Records of Frederick County, which is herewith filed as a part hereof, marked "Exhibit B".

THIRD; That there are incumbrances against said real estate as follows;- a mortgage of Two Thousand Dollars (\$2,000), with some accrued interest, to Charles S. Houck, of Frederick County, Maryland, duly recorded in Lib. 337, fol. 254, one of the Land Records of Frederick County, and a certain judgment, being No. 159 Trials, May Term, 1922, dated June 21, 1922, for the sum of Fifteen Hundred Dollars (\$1500) together with interest and costs, and costs of collection, as by reference to the records of your Honorable Court will appear.

FOURTH; That your Complainant Emma J. Hildebrand, who has been away for some years attending school, will graduate in June 1923, and will at once accept a position, that her father, Rudolph J. Hildebrand is a widower and works at the tailoring business at Frederick City, Maryland, at No. ___ W. Patrick Street where he resides, and that on account of his trade is unable to give the two infant boys now residing with their father at the aforesaid address, the proper maintenance, care and attention and is unable to pay the interest, although willing to do so if he were able, and that the infant parties to this suit have no income or means with which to defray the aforesaid necessary expenses of said real estate, and keep it repaired.

FIFTH; That said real estate cannot be divided without loss and injury to the parties interested & it would be to the benefit and advantage of all three of the aforesaid infants, parties to this suit, that the aforementioned real property be sold and that the equity remaining to the parties or the proceeds of said sale after the payment of the costs to this suit and the indebtedness against said real estate be invested in some safe securities or deposited in some reliable bank on interest until they each reach their majority, under the supervision of this Court, and that this is the only way in which their interest in the aforesaid real property can be conserved and preserved.

SIXTH; That bids have been sought through divers real estate brokers in Frederick, Maryland, and that the highest and best bid for said real estate has been secured by Cramer and Stauffer of Frederick, Maryland, from a certain S. Walter Worthington and Honoria E. Worthington, his wife, of York, York County, State of Pennsylvania, who have made said offer in writing under their hands and seals, to purchase said real estate at and for the sum of Fifty-five Hundred Dollars (\$5500) accompanied by a certified check for Five Hundred Dollars and covenant to comply with the terms of the proposed offer herewith filed as a part hereof, marked "Exhibit C", subject to the confirmation and ratification of said proposed sale by the Court.

SEVENTH; That the infant parties to this suit are advised that this is a good and fair price, the sum of Fifty-five Hundred Dollars (\$5500) for the aforesaid real estate and that it would be to their best interest and advantage that the same be accepted; the sale of real estate under the mortgage and under the judgment hereinbefore referred to or under a decree of the Court first had and obtained would incur more expense to the parties in interest and the real estate would not bring so good a price as if the present proposed sale be ratified.

EIGHTH; That the said sum of Fifty-five Hundred Dollars (\$5500) is a fair and reasonable price for the said real estate proposed to be sold and is as much as your Honorable Court could expect to obtain for the same; and that on account of the encumbrances against said real estate it cannot be divided without loss and injury to the parties interested and it would be to the best interest and advantage of the parties in interest, the aforesaid infants, for the said proposed offer of purchase, marked "Exhibit C" to be accepted and confirmed by your Honorable Court and the proceeds of said sale remaining after the payment of the indebtedness against said real estate be directed by your Hon-