

note in the sum of Forty-Five Hundred Dollars (\$4500.00), payable six months after date, and for the better securing the payment thereof at maturity, or any other note or notes in renewal of the same or part thereof, executed their mortgage deed to said Bank, which said Mortgage was recorded in Liber 359, Folio 364 etc. one of the "and Records of Frederick County, whereby they conveyed to the Bank aforesaid: All that real estate situate, lying and being in Woodville Election District, in Frederick County, Maryland, comprising two (2) tracts; (1) All that tract of land containing 102 acres of land, more or less, which was conveyed unto the said J. Chester Joy and Annie E. Joy, his wife, by John W. Stimmel and Ellen C. Stimmel, his wife, by deed dated April 16, 1918, and recorded in Liber No. 324, Folio 413, one of the Land Records for Frederick County. (2) All that piece or parcel of land containing 42 acres, 3 roods and 31 square perches of land, more or less, and being the same real estate which was conveyed unto the said J. Chester Joy and Annie E. Joy, his wife, by Joshua O. S. Shipley by deed dated April 15, 1921, and recorded in Liber No. 335, Folio 405, one of the Land Records for Frederick County.

That in said Mortgage it was among other things, provided, that if default be made in the payment of said promissory note at maturity, or any renewal thereof, or in the payment of any installment of interest when the same becomes due it shall be lawful for the said The Valley Savings Bank of Frederick County, Maryland, its successors or assigns to sell the said property and premises mortgaged, by public auction for cash, after having given at least three weeks notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, once a week, prior to the date of sale, and to apply the proceeds of sale to the payment, in the first place of the expenses attending the sale, including the usual Chancery commissions and a reasonable counsel fee for filing bond, report of sale and attending to the ratification thereof, and then to the payment of the promissory note aforesaid, or renewal thereof, with all interest due thereon, and the surplus, if any, to pay to said mortgagors all of which will fully appear by reference to a certified copy of said mortgage filed herewith as "Exhibit Mortgage", and which together with all other exhibits herewith produced it is prayed may be taken and considered as a part of this Petition and Report.

That on the 14th day of May, A. D. 1930, the said Valley Savings Bank, Mortgagee, for value received, transferred and assigned the said Mortgage to the Central Trust Company of Maryland, which Assignee assigned the same on the 11th day of December, A. D. 1930, to the Union Trust Company of Maryland who assigned said Mortgage to your Petitioner on the 17th day of February, A. D. 1932, for the purpose of foreclosure, all of which will fully appear by reference to said "Exhibit Mortgage."

That the amount due on said Mortgage is the amount of the principal due, renewal on mortgage note, \$4500.00, and interest thereon from July 1st, 1931, which note is in the safe of the Clerk of the Circuit Court for Frederick County.

That default having been made in the payment of said indebtedness at the time limited for the payment thereof and also in the payment of interest thereon subsequent to said assignment, the said George R. Dennis, Jr., Assignee, having filed his duly approved bond as required by law, advertised the said property for sale at public auction, and, after giving three weeks notice of the time, place, and manner and terms of sale by advertisements inserted in the Daily News, a newspaper published in Frederick County, Maryland, once a week, for three successive weeks prior to the day of sale, as will appear by reference to "Printer's Certificate" filed herewith, and, pursuant to said notice, did attend at the Court House door in Frederick City, Maryland, on Monday, the twenty-first day of March, nineteen hundred and thirty-two, at the hour of one o'clock p. m. and after having the sale of said property called for reasonable time your Petitioner sold the same to The Union Trust Company of Maryland, at and for the sum of \$3000.00, said Union Trust Company of Maryland being at that sum the highest bidder therefor, a Certificate of Purchase is herewith filed.