

Real Estate & Improvement Company of Baltimore City, a corporation, all that piece, or parcel of ground situate, lying and being in the town of Brunswick, Frederick County, in the State of Maryland, and described as follows, that is to say:

Beginning at a point on the north side of Terrace Avenue forty (40) feet measured northwesterly along the line of that Avenue from the corner of Terrace and Third Avenue, and running thence with the Northern margin of said Terrace Avenue north $70\frac{1}{2}$ degrees west forty (40) feet; thence north 21 degrees east one hundred and sixty-five and four-tenths (165.4) feet to the south side of a fifteen (15) foot alley, as there laid out running from Third Street to Henry Street; thence with the southern margin of said alley south $70\frac{1}{2}$ degrees east, thirty-four (34) feet; thence south 19 degrees west, one hundred and sixty-five and eight-tenths (165.8) feet to the north side of said Terrace Avenue at the place of beginning. Being known and designated as lot number two (2) in block number five (5) on the revised plat of the Mutual Land and Improvement Company of Baltimore City recorded in Liber W.I.P. No. 13, folio 526, one of the Land Records of Frederick County.

Being the same property conveyed unto the said Benjamin A. Deck and Amy M. Deck, his wife, by Claud A. Kimes and Edna M. Kimes, his wife, by deed bearing date on the eighteenth day of June, 1928 and recorded in Liber No. 358, Folio 349, one of the Land Records of Frederick County.

In which said mortgage it was among other things provided that the said Benjamin A. Deck and Amy M. Deck, his wife, shall pay to the Real Estate and Improvement Company of Baltimore City, its successors or assigns, the said sum of Sixteen Hundred Dollars (\$1,600.00) with interest thereon, at the rate of six per cent per annum, in monthly installments of at least Twenty-four Dollars (\$24.00), including interest, beginning for the first installment on the last day of June, 1926; and it was among other things, provided that in the event of three of the above mentioned monthly installments being due and unpaid, the entire mortgage debt intended thereby to be secured, shall be deemed to be due and demandable and it shall be lawful for the said The Real Estate and Improvement Company of Baltimore, its successors or assigns, or William M. Kennedy, of Baltimore City, its or their Attorney or Agent, at any time after such default, to sell the property hereby mortgaged, or so much thereof as may be necessary for cash, to satisfy and pay said debt, interest, taxes, ground rent and other charges advanced, as in said mortgage stated, upon giving twenty days notice of the time, place, manner and terms of sale, in some newspaper published in Frederick County and such other notice as by the said mortgagee, its successors or assigns or Attorney, may be deemed expedient, and to apply the proceeds of said sale as in said mortgage stated; all of which will more 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, is prayed may be taken and considered as part of this petition and report.

Second: That default having been made in the payment of three of the above mentioned monthly installments in the time limited for the payment thereof, the said William M. Kennedy, the Attorney or Agent named in the said mortgage, having first filed his duly approved bond as required by law, advertised said property for sale at public auction, and after giving twenty days notice of the time, place, manner and terms of sale, by advertisements inserted in The Blade-Times, a newspaper published in the town of Brunswick, Frederick County, Maryland, once a week for more than three successive weeks prior to the day of sale, did, pursuant to said notice, attend in front of the office of Howard Marvin Jones, on East Potomac Street, in the town of Brunswick, Frederick County, State of Maryland, on Friday, the fifteenth day of April, 1932, at the hour of eleven o'clock A. M. and then and there proceeded to sell the said real estate. Your petitioner did then and their sell the above described real estate together with the improvements thereon, to The Real Estate & Improvement Company of Baltimore City, a body corporate, at and for the sum of Fifteen Hundred