

in trust, for the benefit of their creditors, and desire that the said Trustee should settle and attend to said estate as hereinafter set forth, and take possession of all estate and property of every nature, kind and description possessed by them wheresoever situated, and convert the same into money by sale at the direction of your Honorable Court, and apply the proceeds, after the payment of the expenses of the trust, including a reasonable commission and counsel fee to the Trustee for his services, according to law, due and owing by the said Harry R. C. Arnold and Nellie E. Arnold, his wife, without preference or priority if the net proceeds should be sufficient therefor, the balance, if any, to be paid over to Harry R. C. Arnold and Nellie E. Arnold, his wife, and, if insufficient, then to the payment of the aforesaid debts pro rata, without preference or priority, save as sanctioned by Article 47 of the Annotated Code of the Public General Laws of Maryland, entitled "Insolvents"; all of which will fully appear by reference to a certified copy of the said Deed of Trust, the original of which is recorded in Liber No. _____, folio _____, one of the Land Records of Frederick County, herewith filed as Exhibit "A" and which together with all exhibits that may be hereinafter filed, is prayed to be taken and considered as a part of this Petition.

2. That your Petitioner has accepted said Trust and will duly qualify and enter upon his duties as Trustee by filing his approved bond in the penalty of such amount as your Honors may hereinafter direct in the office of the Clerk of your Honorable Court.

3. That in the further administration of said Trust your Petitioner desires the guidance and protection of your Honorable Court as it will be necessary to give notice to the creditors of the said Harry R. C. Arnold and Nellie E. Arnold, his wife, to file their respective claims, duly authenticated, as your Honors may direct.

4. That the said Harry R. C. Arnold is the owner in fee of a farm containing One Hundred and Thirty-seven and one-half (137 1/2) acres of land, more or less, situate, lying and being, in New Market District, Frederick County, State of Maryland, it being the same real estate that was conveyed to the aforesaid Harry R. C. Arnold by Deed from George L. Kauffman, et. al., dated September 23, 1918, and duly recorded in Liber 326, folio 144 &c., one of the Land Records of Frederick County; said farm is improved by a large dwelling house and bank barn, together with all the other necessary outbuildings.

5. That a certain Rudolph M. Rau and Sallie E. Rau, Trustees in No. 7541 Equity, of Frederick County, State of Maryland, hold a mortgage for Six Thousand Dollars (\$6000.00) and some accrued interest against the aforesaid real property which is duly recorded in Liber 325, folio 265, one of the Land Records of Frederick County, and that the aforesaid mortgagee or their assignee has begun foreclosure proceedings and has reported a sale of the aforesaid real property at and for the sum of Five Thousand and Five Hundred Dollars (\$5,500.00), and that the order nisi on said sale expires on the 24th day of May, 1921, all of which will fully appear by reference to Cause No. 10364, on the Equity Docket of your Honorable Court.

6. That the sum of Five Thousand and Five Hundred Dollars (\$5,500.00) for the aforesaid real estate is grossly inadequate as compared to its real value which your Petitioner is informed is between Eight and Nine Thousand Dollars.

7. That your Petitioner is informed and avers that the aforesaid sale of the aforesaid real estate reported in Cause No. 10364, Equity Docket, if ratified as reported, will work a great injustice upon the grantors in the aforesaid Deed of Trust and great financial loss and injury upon their creditors.

8. Your Petitioner, therefore, does not in this Petition ask for any directions concerning said real estate pending an opportunity to exercise his equity of redemption previous to a hearing before your Honorable Court as it may direct upon an objection hereafter to be filed in 10364 Equity to the ratification of the aforesaid sale therein reported,