

First, that the said Samuel G. Lease and Rachel R. Lease, his wife being indebted to The Federal Land Bank of Baltimore in the sum of Four Thousand Dollars (\$4,000.00) executed their promissory note for the said sum of money on the 28th day of December A. D. 1928, payable in seventy-one semi-annually payments of one hundred and twenty dollars (\$120.00) each and a final installment of one hundred and eighty-six dollars and twenty cents, (\$186.20) subject to the amortization table provided by The Federal Farm Loan Board, which is more fully explained by reference to the Mortgage note submitted herewith and marked as "Exhibit A"; and for the purpose of securing the payment of said promissory note they executed and delivered unto The Federal Land Bank of Baltimore, their Deed of Mortgage granting and conveying unto the Federal Land Bank of Baltimore, as Mortgagee, all the following described real estate, land and premises, situate, lying and being in Woodville District of Frederick County, Maryland:-

A certain tract or parcel of land in Woodville Election District, Frederick County, in the State of Maryland, containing one hundred and sixty-three (163) acres and one hundred and fifty-eight (158) poles, more or less, and bounded on the north by the public road leading from Mt. Airy to Unionville, on the west by the lands of Chester Joy, on the south by the lands of Dr. James Sappington and on the east by the lands of Mary O. Wicker. Being the same land that was conveyed to said Samuel G. and Rachel R. Lease by deed from J. Osko<sup>S.</sup> Shipley, a widower, dated Mar. 24, 1921, and recorded among the Land Records of said County in Liber 335, folio 167,

Second, that there is still due and owing to your Petitioner at this time on said mortgage note the principal sum of thirty-eight hundred and forty-nine dollars and five cents (\$3,849.05) with interest from the 28th day of June, 1932, as will appear by reference to the said promissory note filed herewith, as a part hereof, and marked "Exhibit A"; and is further explained by the Statement of Mortgage Claim also filed herewith, as a part hereof, and marked "Exhibit B".

Third, that there is in the said mortgage, a certified copy of which is filed herewith and marked "Exhibit Mortgage", a provision that if default be made by the said mortgagors in the payment of any of the amortization payments in the above described note as provided to be made then the whole debt thereby secured shall become immediately due and demandable and it shall be lawful for your Petitioner, as assignee aforesaid, to sell the said Real estate conveyed by said Mortgage, at public auction, upon giving twenty days notice of the time, place, manner and terms of sale in some newspaper printed in the County wherein sale land is situated, prior to the day of sale; and said default having been made in the payment, your Petitioner became duly authorized to execute the power of sale contained in said mortgage, by reason of default.

Fourth, that your Petitioner having first advertised the said real estate for more than twenty days in the Frederick Post, a newspaper published in Frederick City, Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the Printers Certificate filed herewith as a part hereof, and marked "Exhibit C", and after filing a duly approved Bond in your Honorable Court, offered said real estate at public auction at the Court House door, in Frederick City, Maryland, on Tuesday, December 17th, 1935, at the hour of 11:00 o'clock, A. M. and your Petitioner, attending said sale, then and there sold the said real estate unto The Federal Land Bank of Baltimore, it being then and there the highest and best bidder therefor, at and for the sum of Thirty two Hundred dollars (\$3200.00) which purchaser has fully complied with the terms of sale and signed the acknowledgment of Purchase which is filed herewith, as a part hereof, and marked "Exhibit D".

Wherefore your Petitioner reports that the gross amount of said sale is thirty two hundred dollars (\$3200.00) and prays that your Honorable Court may ratify and confirm the above sale as reported.

And, as in duty bound, etc.

Thomas M. Harrington  
Assignee of Mortgagee.  
Petitioner.