

1929, and recorded in Liber No. 372, Folio 396, one of the Land Records of Frederick County.

Together with the improvements thereon, and the rights, privileges and appurtenances thereto belonging or in anywise appertaining.

In which said mortgage it was, among other things, provided that in the event of three of the above mentioned monthly installments being due and unpaid or of default in any agreement, covenant or condition of the said mortgage, the entire mortgage debt intended to be thereby secured, shall be deemed due and demandable, and it should be lawful for the said The Real Estate and Improvement Company of Baltimore City, 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 thereby mortgaged or so much thereof as might be necessary, for cash, to satisfy and pay the said debt, interest, taxes, ground rent and other charges advanced by the said mortgagee, and all costs as in said mortgage provided, upon giving twenty days notice of the time, place, manner and terms of sale in some newspaper published in Frederick County, and to apply the proceeds of sale as in said mortgage is fully set out, all of which will fully appear by reference to a certified copy of said mortgage filed herewith, and marked "Exhibit Mortgage" and which, together with all other Exhibits herewith produced, it is prayed may be taken and considered as part of this petition and report.

Second: That default having been made in the payment of the three and more of the monthly installments above mentioned at the time limited for the payment thereof, the said William M. Kennedy, the attorney or agent named in the said mortgage, advertised the said property for sale, and filed his duly approved bond in the Office of the Clerk of this Court, as required by law, and after giving notice of the time, place, manner and terms of sale by advertisements inserted in the Frederick Post, a newspaper published in Frederick County, Maryland, once a week for three successive weeks, prior to the day of sale, being twenty days notice thereof, did, pursuant to said notice, attend in front of Miller's Cash Grocery Store, along the State Road in Knoxville, Frederick County, Maryland, on Thursday, the eleventh day of February, 1937, at the hour of eleven thirty o'clock A. M., and then and there proceeded to sell the said real estate at public auction and then and there proceeded to sell the said real estate as follows:

1. Your petitioner offered the first parcel aforesaid, being a dwelling property located on High Street or School House road, and sold the same to The Real Estate and Improvement Company of Baltimore City, at and for the sum of Eight Hundred Dollars (\$800.00), it being then and there the highest and best bidder therefor.

2. Your petitioner offered the second parcel aforesaid, being an unimproved lot of land containing 2.65 acres of land more or less, excepting a small lot at the corner thereof, and sold the same to The Real Estate and Improvement Company of Baltimore City, at and for the sum of One Hundred Dollars (\$100.00) it being then and there the highest and best bidder therefor.

3. Your petitioner offered the third parcel aforesaid, being the dwelling property located along the State Road, conveyed to the mortgagor by Howard J. Lewis and wife, as aforesaid, and sold the same to The Real Estate and Improvement Company of Baltimore City, at and for the sum of Twelve Hundred Dollars (\$1,200.00), it being then and there the highest and best bidder therefor.

Third: That the said purchaser in further accordance with the terms of sale, has made a deposit of Two Hundred Dollars (\$200.00), each on the first and third parcels, and One Hundred Dollars (\$100.00) on the second parcel, to insure compliance with the terms of sale, and has signed written acknowledgments of purchase for each of the three parcels, which are herewith filed as part hereof and marked Exhibits Acknowledgment "A", "B" and "C". The balance of the said purchase money is to be paid upon ratification of the said sale by your Honorable Court, in cash. All costs of conveyancing, including revenue stamps to be at the expense of the purchaser.