

State of Maryland, Frederick County, to wit;

I hereby certify that on this 11th day of January 1938, before me the subscriber a Notary Public of the State of Maryland, in and for Frederick County, personally appeared John L. Routzahn, Assignee named in the foregoing report of sale and made oath in due form of law that the matters and things stated in the foregoing report of sale are true to the best of his knowledge and belief and that the sale reported therein was fairly made. Witness my hand and Notarial seal the day and year above written.



Geo. W. Kefauver
Notary Public

Filed January 11, 1938.

Exhibit "A"

At the Request of Ellen M. Sanner the following
Mortgage is Received for Record and Recorded April
2nd 1902 at 9:40 o'clock A. M.

Test: Douglass H. Hargett Clk.

This Mortgage made this 28th day of March, in the year Nineteen hundred and two, by us Henry H. Ahalt and Virginia Ahalt, his wife, of Washington County, in the State of Maryland Witnesseth, Whereas the said Henry H. Ahalt and Virginia Ahalt his wife, now stand indebted unto Ellen M. Sanner of Frederick County, in the State of Maryland, in the sum of Two Thousand Dollars (\$2000.00) upon their joint and several promissory note of even date herewith, payable to the order of the said Ellen M. Sanner, twelve months after date, with interest thereon at the rate of five per cent per annum, the interest payable semi-annually, and for the better securing the payment of the said promissory note at maturity, and for the further consideration of the sum of five dollars to us cash in hand by the said Ellen M. Sanner at and before the delivery of this Deed of Mortgage the receipt of which is hereby acknowledged we the said Henry H. Ahalt and Virginia Ahalt his wife, do hereby grant in fee simple unto the said Ellen M. Sanner, all that piece or parcel of land, situated about two miles S. W. of Middletown, in Frederick County, Maryland being what is commonly known as the Daniel Ahalt farm and which was conveyed unto the said Henry H. Ahalt by Deed executed by Margaret A. Ahalt, Manzella M. Dutrow et al. widow and heirs at law of Lewis H. Ahalt, deceased, (the said Henry H. Ahalt having inherited a one sixth undivided interest in the same as one of the heirs at law of the said Lewis H. Ahalt, deceased said deed bearing even date herewith and intended to be recorded in the Land records of Frederick County simultaneously with or prior to the recording of this Mortgage, and being the same land conveyed unto the said Lewis H. Ahalt by Deed executed by Daniel Ahalt and Eliza Ahalt, his wife, dated December 15th 1883 and recorded in Liber A. F. No. 9 folio 260 one of the said Land records of Frederick County, containing as mentioned in said Deed 31 3/4 acres of land more or less. Provided, that if the said Henry H. Ahalt and Virginia Ahalt his wife shall pay the promissory note aforesaid at maturity, then this mortgage shall be null and void. And further provided, that until default be made in the payment of the promissory note aforesaid at maturity, the said Henry H. Ahalt shall possess the said mortgaged premises as of his present estate therein. And still further provided that if default be made in the payment of the said promissory note at maturity, then it shall be lawful for the said Ellen M. Sanner her personal representatives heirs or assigns, to sell the said property and premises hereby mortgaged at some public place in the town of Middletown in Frederick County, Maryland, 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