being the same real estate which was conveyed to Sidney Sappington by James Sappington and Mittie V. Sappington, his wife, by deed dated October 3, 1893, and recorded in Liber J. L. J. No. 5, folio 322, one of the Land Records of Frederick County.

Second: All that farm containing 159 Acres, more or less, situated on the macadam road, about one mile from Ladiesburg, in Johnsville District, improved by a frame dwelling house of eight rooms, bank barn, corn house and wagon shed, spring house and other buildings, now tenanted by Atlee D. Shultz, which was conveyed to Sidney Sappington by Frank L. Stoner and John C. Motter, Trustees, by deed dated April 14, 1890, and recorded in Liber W. I. P. No. 11, folio 324, one of said Land Records, excepting ¼ of an acre thereof, which was conveyed by Sidney Sappington to Jacob Bostain, by deed dated October 24, 1892, and recorded in Liber J. L. J. No. 3, folio 416, one of said Land Records.

Third: All that farm containing 131 and 3/4 Acres, more or less, situated on the State Road leading from New Market to Libertytown, in Liberty District, improved by a frame dwelling house of eight rooms, large bank barn, corn house, wagon shed, spring house and other buildings, now tenanted by R. C. Warfield, which was conveyed to Sidney Sappington by Samuel Ecker, by deed dated March 28, 1883, and recorded in Liber A. F. No. 7, folio 86, one of said Land Records.

Fourth: All that tract of land containing 26¼ Acres and 22 Square Perches, more or less, situated on the State Road leading from Libertytown to Unionville, in Linganore District, improved by a two story frame dwelling house of nine rooms, stable, corn crib, garage, hog house and other buildings, now tenanted by Samuel Keeney, which was conveyed to Sidney Sappington by Clementine V. Pearre, by deed dated August 20, 1888, and recorded in Liber W. I. P. No. 6, folio 420, one of said Land Records.

Fifth: All that wood lot containing 45 Acres, more or less, situated about one-half mile from Libertytown, on the road leading from Libertytown to Walkersville, in Liberty District.

Being the same five parcels of real estate which were devised by Sidney Sappington, in his last Will and Testament recorded in Liber J. K. W. No. 3, folio 378, one of the Will Records for Frederick County, to his son, William C. Sappington, for life, with remainder to his children, the title to which, upon the death of William C. Sappington, who died July 27, 1947, became vested in his children.

Terms of sale as prescribed by the Decree:

One half of the purchase money to be paid in cash on the day of sale, or ratification thereof by the Court, the residue in six months, the purchaser or purchasers giving his, her or their notes, with approved security and bearing interest from the day of sale, or all cash at the option of the purchaser or purchasers.

A deposit of $1,000.00 will be required of the purchaser of the first parcel of real estate, a deposit of $500.00 will be required of the purchaser of the second parcel, a deposit of $750.00 will be required of the purchaser of the third parcel, a deposit of $300.00 will be required of the purchaser of the fourth parcel and a deposit of $100.00 will be required of the purchaser of the fifth parcel, on the day of sale to insure compliance with its terms and the balance upon the ratification of the sales by the Court.

Possession to the wood lot will be given upon the ratification of the sale by the Court. Possession to the other parcels of real estate is subject to the rights of tenants under their contracts of rental.

All costs of conveyancing and recording, including United States Revenue Stamps, State Instrument and Stamp Tax at the expense of the purchasers. Taxes for 1945 will be adjusted to the day of sale.

Edward J. Smith,
H. Kieffer DeLauter, Trustees

Glenn Trout, Auctioneer.