

Petitioner as the assignee of the mortgagee became empowered to sell the property conveyed by said mortgage, being all that parcel of land situate, lying and being along the County Road leading from the Gambrill Park-Shookstown Road to Saw Mill Bottom, containing $34 \frac{5}{8}$ acres, more or less, and known as Sunny Hill, and more particularly described as follows:

Beginning at an iron pipe on the east side of the County Road leading to Saw Mill Bottom at the end of the first line described in a deed from Nellie M. Estabrook to Reginald I. Cummings, dated June 1, 1953, and recorded in Liber No. 522, folio 171; being also at the end of 19.0 feet on the twelfth line described in a deed from Nellie M. Estabrook and Nellie M. Winchester to Harry C. Kemp and wife, dated October 3, 1937, and recorded in Liber No. 409, folio 439, and running thence by and with the lines of said deed two courses and distances, (1) N. 16° W. 4.85 perches to an iron pipe on the west side of said County Road, thence (2) N. 7° E. 2.92 perches to a stake at the end of the first line described in a deed from Nellie M. Estabrook to Ralph T. Bell and wife, dated June 15, 1954, and recorded in Liber No. 533, folio 15, and running thence by and with said deed two courses and distances, (3) S. $73\frac{1}{2}^{\circ}$ W. 13.09 perches to an iron pipe, thence (4) N. 7° E. 12.49 perches to an oak tree in the last line described in a deed from Nellie M. Estabrook to Freeman W. Chapman and wife, dated June 10, 1949, and recorded in Liber No. 479, folio 382, and running by and with said line reversed, (5) S. $73\frac{1}{2}^{\circ}$ W. 38.51 perches to an iron pipe at the beginning of said last line and at the end of 48.0 perches on the fourth line described in a deed from Harry L. Masser and wife to Leon M. Estabrook, dated March 4, 1913, and recorded in Liber No. 304, folio 99, and running thence by and with the outlines of said deed three courses and distances, (6) S. 25° W. 3.0 perches to a stone, thence (7) S. $2\frac{3}{4}^{\circ}$ W. 33.3 perches to a stone, thence (8) S. $8\frac{1}{4}^{\circ}$ W. 14.5 perches to a stake at the beginning point described in a deed from Nellie M. Estabrook to Charles R. Phillips, dated September 29, 1947, and recorded in Liber No. 466, folio 8, and running thence by and with the lines of said deed reversed three course and distances, (9) N. $69\frac{1}{4}^{\circ}$ E. 12.0 perches to a maple tree, thence (10) N. 75° E. 7.5 perches to a hickory tree, thence (11) S. 12° E. 57.25 perches to an oak tree at the end of 10.7 perches on the eighth line described in the hereinbefore mentioned deed from Harry L. Masser and wife, thence by and with said eighth line (12) S. $64\frac{1}{4}^{\circ}$ E. 6.64 perches to a stone at the end of the first line described in a deed from Charles E. Kinna and wife to Leon M. Estabrook, dated March 24, 1914, and recorded in Liber No. 308, folio 251, and running thence by and with the lines of said deed two courses and distances, (13) S. $16\frac{1}{2}^{\circ}$ W. 17.15 perches to an oak tree, thence (14) S. $64\frac{1}{4}^{\circ}$ E. 8.06 perches to a stone on the ninth line described in the herein mentioned deed from Harry L. Masser and wife, and running thence by and with the lines of said deed nine courses and distances, (15) S. $16\frac{1}{2}^{\circ}$ W. 9.85 perches to a stone, thence (16) S. $23\frac{1}{2}^{\circ}$ E. 9.1 perches to a stone, thence (17) S. $87\frac{1}{4}^{\circ}$ E. 8.2 perches, thence (18) N. $77\frac{1}{4}^{\circ}$ E. 20.6 perches to a stone on the west side of the aforesaid County Road leading to Saw Mill Bottom, thence (19) N. $0\frac{3}{4}^{\circ}$ E. 15.0 perches to a stone on the west side of said road, thence (20) N. $22\frac{1}{2}^{\circ}$ W. 10.1 perches to a stone on the west side of said road, thence (21) N. $12\frac{1}{2}^{\circ}$ W. 53.0 perches to a stone on the east side of said County Road at the end of the eighth line described in the hereinmentioned deed to Harry C. Kemp and wife, thence by and with the lines of said deed two courses and distances, (22) N. $15\frac{1}{2}^{\circ}$ E. 16.0 perches to a stone on the east side of said road, thence (23) N. 15° E. 1.21 perches to an iron pipe at the beginning point described in a deed from Nellie M. Estabrook to Royce M. Watkins and wife, dated November 26, 1954, and recorded in Liber No. 539, folio 380, and running thence by and with the lines of said deed reversed three courses and distance, (24) N.