

**OFFERING 4** (Consists of Parcels 1, 2, 3 and 4 in said mortgage) and described as follows: BEGINNING for the first at a planted stake, said stake being also a corner of the land of Ellsworth Sittely and Frank W. Fraley, and running thence with the land of the said Ellsworth Sittely and John Cary South Four and one-half (4½) degrees East Seven and Eighty-four One Hundredths (7.84) perches to a planted stake; thence with other lands of the said Frank W. Fraley North Eighty-seven and one-half (87½) degrees East Eighteen and Eighty-four One Hundredths (18.84) perches to a stake on the boundary line of lands belonging to Lancelot Jacques' heirs; thence with the land of said heirs North Eleven (11) degrees West Eighteen and Ninety-six One Hundredths (18.96) perches to a stone pile; thence with other lands of the said Frank W. Fraley, South Eighty-four (84) degrees West Seven and Six tenths (7.6) perches to a planted iron pin; thence North Two (2) degrees West Two (2) perches to a planted iron pin; thence with the lands of the said Frank W. Fraley South Eighty-two (82) degrees West Two and Twenty-four One Hundredths (2.24) perches to a planted iron pin; thence South Five (5) degrees East Twelve and Four One Hundredths (12.04) perches to a stake; thence South Eighty-seven and one-half (87½) degrees West Three and Eight tenths (3.8) perches to the place of beginning, containing One (1) acre and One Hundred One (101) square perches of land, more or less.

**SAVING AND EXCEPTING** therefrom all that tract of land including a right-of-way as fully set forth and described in the Deed dated August 4th, 1931 and recorded among the Land Records of Frederick County in Liber No. 332, Folio 74, was granted and conveyed by Frank W. Fraley and Ida M. Fraley, his wife to Walter F. Lembley and wife.

**BEING** the same lot of ground which is described in Deed dated March 30th, 1942, and recorded among the Land Records of Frederick County in Liber No. 431, Folio 212, was granted and conveyed by Dorothy E. Keyes, unmarried, to James Austin Fraley and Mary Victoria Fraley, his wife, the said Mortgagors.

**BEGINNING** for the second at a point in the center of the State Road leading from Frederick to Thurmont, said point being also a corner of lands of J. Sittely, and running thence with the aforesaid lands North Sixty-nine (69) degrees East Fifteen (15) perches; thence with lands of Frank W. Fraley North One (1) degree East Six (6) perches to the Southern boundary of a private road, South Eighty-nine (89) degrees West Eleven and Seventy-two One Hundredths (11.72) perches to a planted post; thence South One (1) degree West Two and Thirty-six One Hundredths (2.36) perches to a planted stake; thence North Eighty-eight (88) degrees West Three and Thirty-two One Hundredths (3.32) perches to the center of the aforesaid State road; thence to the center of said road South Four (4) degrees East Three and Eighty-four One Hundredths (3.84) perches to the place of beginning and containing Thirty-seven (37) square perches of land, more or less.

**BEGINNING** for the third at a planted iron pin about One Hundred (100) feet West of the private road heretofore referred to in the tract of land heretofore secondly described and running with lands of Frank W. Fraley North Eighty-three (83) degrees East One Hundred Twenty-two (122) feet to the boundary line of the Catechin Furnace property and running thence with said boundary line South Seven and one-half (7½) degrees East Thirty-nine and one-half (39½) feet; thence One North Thirty-three (33) feet to the place of beginning and containing Sixteen (16) square perches, more or less.

The tracts of land herein secondly and thirdly described being subject to a right-of-way as set forth in a Deed dated October 20th, 1931, and recorded among the Land Records of Frederick County in Liber No. 330, Folio 503, was granted and conveyed by Frank W. Fraley and Ida M. Fraley, his wife to Frankilla R. Fraley and James Austin Fraley.

**BEING** the same lots of ground which by Deed dated June 9th, 1942, and recorded among the Land Records of Frederick County in Liber No. 434, Folio 200, were granted and conveyed by Dorothy E. Keyes, unmarried, to James Austin Fraley and Mary Victoria Fraley, his wife, the said Mortgagors.

**BEGINNING** for the fourth at a point in the center of the public road leading from the State road to Creagerstown, said road being known as Stony Lane, said point being a corner of land of Mrs. Trastle and marked by a stake and stone on the North side of said road, running thence from the center of said road North Sixty-six (66) degrees West Forty-five and Six tenths (45.6) perches to the center of the State road; thence running to the center of said State road North Six (6) degrees West Seventy-two and Ninety-eight One Hundredths (72.98) perches; thence with the lands of Mrs. Holtz, North Eighty-seven and one-half (87½) degrees East Eleven and Twenty-four One Hundredths (11.24) perches; thence with lands of Frank F. Fraley North Eighty-six (86) degrees East Twenty-four and Seventy-six One Hundredths (24.76) perches North Fifteen (15) degrees East One and Six tenths (1.6) perches, thence with the lands of Howard Sussard South Eighty-one and one-half (81½) degrees East Fourteen and Twelve One Hundredths (14.12) perches; thence with the lands of the aforesaid Mrs. Trastle South Thirty-two and one-half (32½) degrees West Three (3) perches, South Five (5) degrees Sixteen and Eight tenths (16.8) perches; South Two and one-half (2½) degrees East Sixteen (16) perches, South One-half (½) degree East Seven and Sixty-four One Hundredths (7.64) perches, South Forty-five (45) perches to the place of beginning, containing Twenty-three (23) acres, more or less.

**SAVING AND EXCEPTING** therefrom all that tract of land containing One Hundred (100) square perches of land more or less as fully set forth and described in the Deed dated June 10th, 1939, and recorded among the Land Records of Frederick County in Liber No. 421, Folio 189, was granted and conveyed by Ida May Fraley and Frank W. Fraley, her husband, Gladys L. Fraley Rhoderick and W. Elms Rhoderick, her husband, to Anna E. Fraley.

**BEING** the same lot of ground which by Deed dated May 10th, 1943, and recorded among the Land Records of Frederick County in Liber No. 472, Folio 423, was granted and conveyed by Frank W. Fraley and Ida M. Fraley, and Gladys L. Fraley Rhoderick and W. Elms Rhoderick, her husband, to J. Austin Fraley and Mary V. Fraley, his wife, the said Mortgagors.

The properties in this offering are located approximately Twelve (12) miles north of Frederick on the East side of U. S. Route 15 in an area known and designated as Catechin Furnace, and are improved with a concrete block building One (1) and Two (2) stories in height, used as a rendering plant; a concrete block slaughter house; a dairy-type barn of block and frame construction; a cold storage building of frame construction; cattle pens and sheds of frame construction and Five (5) one-story dwellings fronting on Black Mills Road, of frame construction.

**OFFERING 5.** Offering as an entirety the properties described in Offerings No. 1, 2 and 4 above, as an entirety.

**MANNER OF SALE:**—Each offering and improvements described shall be offered separately with the bids reserved and shall be offered as an entirety under Offering No. 5 and to be sold to the bidder or bidders in the manner producing the greatest sum of money.

The sales are subject to the rights of the United States of America as to its tax lien against the proceeds of the sale and its statutory redemption rights and Offering No. 4 subject to existing water lines or encroachments all of which will be more fully outlined at time of sale.

**TERMS OF SALE:** Cash upon ratification of sale. Expenses to be adjusted to date of sale. A deposit of 15% of the amount bid on each offering will be required if sold separately or a deposit of 15% of the total offering on the entire mortgaged premises if sold in its entirety will be required of the purchaser or purchasers at the time and place of the sale; balance of purchase money to bear interest at the rate of 6% per annum from date of sale.

**H. ALLEN MEZGER**

Assignee for the Purpose of Foreclosure of the heretofore mentioned Mortgage

E. T. NEWELL & CO., Inc., Auctioneers.