Avenue, as shown on a plat of C. M. Wenner's Addition to the Town of Brunswick, which said plat is recorded in Liber W.I.P. 13, Folio 394, one of the Land Records of Frederick County, Maryland.

BEING all and the same real estate which was conveyed unto Thomas E. Capino and Thelma L. Capino, his wife, by deed from Beulah M. Orndorff, widow, and Bradley T. Halley, Jr., unmarried, which said deed was dated May 7, 1963, and is recorded among the Land Records of Frederick County, Maryland, in Liber 684, Folio 550;

and in which said mortgage it was, among other things, provided that if default should be made in the payment of principal when due, or the payment of the interest as therein provided, or in any agreement, covenant or condition of said mortgage, then the entire mortgage debt should be deemed due and payable, and it should be lawful for the said Farmers and Mechanics National Bank, or its attorney, or any assignee of the said mortgage, at any time after such default, to sell the property therein mortgaged at public auction for cash and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs and assigns, upon giving notice of the time, place and manner and terms of sale, by advertisement for more than twenty (20) days prior to the day of sale in some newspaper published in Frederick County and in the event of sale to apply the proceeds as in said mortgage provided, all of which will more fully appear by reference to said mortgage filed in these proceedings as "Exhibit Mortgage" and which, together with all other exhibits herewith produced, it is prayed may be taken and considered as a part of this Petition and Report.

SECOND: Default having been made in the payment of the principal and interest due upon said mortgage as in said mortgage provided, Farmers and Mechanics National Bank assigned the said mortgage to the said William W. Wenner for the purpose of foreclosure as will appear in the said "Exhibit Mortgage".

THIRD: That subsequent to the said assignment the said William W. Wenner, Assignee, advertised said parcel of real estate conveyed by said

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