LIBER 25 PAGE 254

James McSherry, Assignee of Small Business Administration, an agency of the United States Government, assignee of five (5) mortgages:

No. 21271 Equity

ACKNOWLEDGEMENT OF PURCHASE

THE UNDERSIGNED, acknowledge to have purchased at public sale on Saturday, May 7, 1966, at 11:00 o'clock A. M. from James McSherry, Assignee as recited and referred to above, all that real property located in Adamstown, Buckeystown District, Frederick County, Maryland, as described and referred to in the annexed advertisement of sale, for a total purchase price of One Hundred Seven Thousand _____ Dollars ($ 107,000.00) in accordance with the terms and provisions as set forth in the annexed copy of advertisement of sale.

The Frederick Business Properties Company
a body corporate

Charles V. Main, Treas.

Charles V. Main, Treas.

I hereby acknowledge receipt of the sum of Ten Thousand Seven Hundred ($ 10,700.00) representing a 10% deposit on the purchase price of the property sold.

James McSherry

James McSherry, Assignee

Filed May 13, 1966

ASSIGNEE'S SALE

FREDERICK POST 4/14/66

OF VALUABLE FEE SIMPLE COMMERCIAL PROPERTY

FORMERLY OCCUPIED BY VIM LABORATORIES, INC.

By virtue of the power of sale contained in (1) mortgage made by David S. Porten and his wife to Frederick Federal Savings and Loan Association, dated the 24th day of February, 1961 and recorded in Liber 650 folio 476; and (2) mortgage made by David S. Porten and his wife to Frederick Federal Savings and Loan Association, dated the 16th day of June, 1961, and recorded in Liber 656 Folio 37, and (3) mortgage made by David S. Porten and his wife to Frederick Federal Savings and Loan Association, dated the 26th day of November, 1963, and recorded in Liber 695 folio 479, and (4) mortgage made by Vim Laboratoriees, Inc., a/k/a Vim Laboratories Co., Inc., a body corporate to Western Maryland Trust Company, dated the 6th day of April, 1964 and recorded in Liber 702 folio 148, and (5) by a confirmatory mortgage made by Vim Laboratories, Inc a/k/a Vim Laboratories Co., Inc., a/k/a Vim Laboratories Company, Inc., dated the 8th day of June, 1964, and recorded in Liber 706 folio 27 (to confirm the debt and mortgage referred to and recorded in Liber 702 folio 148), each of said mortgage by mesne assignments having been duly assigned unto the undersigned, for the purpose of foreclosure, default having occurred in each of said mortgages, authorizing the sale of the mortgaged premises in the event of default, and continuing thereunder, the undersigned will sell at public auction, on the premises located in ADAMSTOWN, FREDERICK COUNTY, MARYLAND, on-

SATURDAY, MAY 7, 1966

AT 11 00 O'CLOCK A M

all those pieces or parcels of land in Adamstown, Buckeystown District, Frederick County, Maryland, being parts of Lots 8 and 10 of Carrollton Manor, and described as follows: BEGINNING to include the property in one general outline at an iron pipe on the southeastern limits of the Baltimore and Ohio Railroad where the dividing line between Lot No. 8 and Lot No. 10 of Carrollton Manor intersects the southeastern limits of said Railroad, being the beginning point described in a deed from Stephen A. Thomas et al. to the Adamstown Canning and Supply Co., Inc., dated August 31, 1910 and recorded in Liber No. 292 folio 488, and in a deed from John W. Thomas and wife to the Adamstown Packing Company, dated February 20, 1904, and recorded in Liber No 265 Folio 531 532, and running thence by and with the southeastern limits of said Railroad (1) South 50° 30' West 483.5 feet to a point, thence by and with the third line of a deed from Samuel C. Thomas et al. to George Leicester Thomas, dated November 21, 1905 and recorded in Liber No. 271 folio 579, and by a fence now standing (2) South 39° 45' East 227 7 feet to an iron pipe on the northwestern side of the County Road leading from Adamstown to Buckeystown, thence by and with the northwestern side of said road (3) North 50° 30' East 66.45 feet to an iron pipe, thence (4) South 85° 00' East 100.73 feet to the south side of said road thence leaving said road and running by and with the fence now standing two courses and distances, (5) North 10° 15' East 165.00 feet to a fence post, thence (6) North 40° 15' West 198.00 feet to an iron pipe on the southeastern limits of said Baltimore and Ohio Railroad, thence by and with said southeastern limits of said Railroad (7) South 50° 30' West 545.5 feet to the place of beginning. Containing 4.6845 acres, more or less.

Being the same real property conveyed by the mortgages aforesaid, and being all and the same real estate conveyed unto David S. Porten and Shirley Porten, his wife, by Byron W. Thompson and James C Roberts, Ancillary Receivers in Bankruptcy of Sitterding, Carneal, Davis Company, Incorporated, by deed dated February 24, 1961, and recorded in Liber No. [illegible] Folio 458, one of the Land Records of Frederick County, and being all and the same real estate conveyed unto Vim Laboratories Inc. a/k/a Vim Laboratories Co., Inc., by Herman Porten and Shirley Porten, his wife, and others by deed dated the 31st day of December, 1962, and recorded among the Land Records of Frederick County, Maryland in Liber 697 Folio 102.

TOGETHER with the improvements thereon, and all the rights, ways, easements, roads and appurtenances thereunto belonging and SUBJECT to any easements for public utilities.

IMPROVED BY FACTORY BUILDING consisting of Plant [illegible] two story, brick siding with concrete roof; Shipping Room 30'x23' constructed of metal siding and metal roof and storage shed, 30' x 75', constructed of metal siding and metal roof, 1 story—all connected. OFFICE BUILDING constructed within last 15 years, concrete foundation with brick exterior walls, asphalt shingled roof, plywood flooring; coppertubing, fully insulated, oil fired steam heat, bath, full attic, one-half basement, containing a total of 8 rooms.

The improvements are served with electricity; located on paved streets; two good wells for water, and in addition there is a railroad siding. The improvements are in a good state of repair.

TERMS OF SALE: CASH. A deposit of ten per cent (10%) required at time of sale, balance upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and all other public charges, if any, to be adjusted to date of sale. Cost of all documentary stamps, recording and title shall be at the expense of the purchaser or purchasers, including the cost of deed.

JAMES McSHERRY, Assignee

J. VERNON SUMMERS
Solicitor for Assignee

DELBERT S. NULL, Auctioneer