distances, and running and binding reversely on said 3rd line of Frazier Webb land, North 11° 08' 30" West 435.60 feet to a point, North 55° 00' 00" East 100.00 feet to a point, South 11° 08' 30" East 435.60 feet to an iron tee bar with said cap now set in the ground on said north side of the lane, thence running and binding on said north side of the land and parallel to and at a distance of 20 feet, more or less, northerly from the fourth line of the 155 acres, more or less, tract of land conveyed by said Harry M. Roderick and wife to Harry W. Roderick and wife by deed dated April 2, 1962, and recorded among the Land Records of Frederick County in Liber 666, folio 259, South 55° 00' 00" West 100.00 feet to the place of beginning. Containing 0.913 acres, more or less. Situate on a private road leading from Thurston Road to the farm of Harry M. Roderick.

BEING all and the same real estate described and conveyed in a deed from Claude A. Webb, et al., unto William C. Offutt, dated March 13, 1965, and recorded in Liber 720, folio 159, with Plat attached.

And in said mortgage it was, among other things, provided that if default should be made in the payment of principal when due, as therein provided, or in any covenant or conditions of said mortgage, then the entire mortgage debt shall be deemed due and demandable, and it should be lawful for the said The Augusta Building and Loan Association, Inc. to foreclose the said mortgage as therein provided, and proceed 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 days prior to the day of the sale in some newspaper published in Frederick County, and in the event of sale to apply the proceeds as provided for in said mortgage, all of which will more fully appear by reference to said mortgage filed in these proceedings as "Petitioner's Exhibit No. 1", 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 occurred in the payment of the principal and interest due upon said mortgage as in the said mortgage provided, The Augusta Building and Loan Association, Inc. ordered the mortgage foreclose by the said William C. Rogers, Attorney named in the mortgage as will appear in the said Petitioner's No. 1.

THIRD: That the said William C. Rogers, Attorney named in the Mortgage, advertised said parcel of real estate conveyed by said mortgage as hereinabove

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