Together with the buildings and improvements thereon and rights, ways, roads, waters, privileges, appurtances and advantages thereto belonging or in anywise appertaining, in which said mortgage it was among other things provided that if default should be made in the payment of any one monthly installment of principal and interest or in the payment of said promissory note at the time limited for the payment of same, or in any agreement, covenant or condition of the said mortgage, then the entire mortgage debt shall be deemed due and demandable and it should be lawful for the said mortgagee, its successors or assigns, or its duly authorized attorney, to sell the hereby mortgaged property under the provisions of Article LXVI of the Public General Laws of Maryland, or under any other general or local law of the State of Maryland, relating thereto, or any supplement, amendment or addition thereto, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns, upon giving notice of the time, place, manner and terms of sale as provided in the aforementioned laws, and in the event of sale, to apply the proceeds as in said mortgage is stipulated, all of which will fully appear by reference to a certified copy of said mortgage heretofore filed as "Exhibit Mortgage", and which, together with all other exhibits herewith produced, is prayed to be taken and considered as a part of this Petition and Report.

SECOND That default occurred in the payment of one or more monthly installments of principal and interest as in the said mortgage provided (See Exhibit marked "Statement of Mortgage Claim with Affidavit Filed"), and that Richard E. Zimmerman, the Attorney named in said mortgage, by the powers therein vested in him was duly authorized to proceed to foreclose said mortgage in accordance with its terms and conditions in the event of default.

THIRD That the said Richard E. Zimmerman, Attorney, advertised the real estate conveyed by said mortgage hereinabove mentioned at public auction and filed his duly approved bond required by law before giving notice of the time, place, manner and terms by advertisement in the Frederick News and Post, newspapers published in Frederick County, Maryland, once a week for three successvie weeks, being more than 20 days before said sale, did pursuant to said notice, attend at the Court house door in Frederick County, State of Maryland, on Tuesday, July 26, 1960, at the hour of eleven o'clock a.m., and then and there proceeded to sell