Being that part of the premises, described in conveyance from Lewis Birely to The Baltimore and Ohio Railroad Company by deed dated May 30, 1831, and recorded in Liber J. S. Folio 279, of the Land Records of Frederick County, lying south of All Saints Street and west of Carroll Street.

PARCELS I and II being all and the same real estate conveyed unto D. C. Winebrener & Son, Inc., corporation of the State of Maryland, by The Baltimore and Ohio Railroad Company, a corporation of the State of Maryland, by deed dated the 22nd day of March, 1950, and recorded in Liber 484 folio 232, one of the Land Records of Frederick County

PARCEL III (being parcel IV in the mortgage hereinabove referred to), being all those lots or parcels of land situate, lying and being in Frederick City and County, State of Maryland, being "Lot No 32" and part of "Lot No 31" as designated on the Plat of Cannon Hill, recorded in Liber WIP No 13, folio 75, one of the Land Records of Frederick County, being more particularly described as follows· Beginning for the said lots or parcels of land hereby intended to be conveyed at an iron pin on the west side of Carroll Street, said pin being 395 feet north from an iron pin which marks the northwest corner of Carroll and South Street in said city the said point of beginning being at the northeast corner of said Lot No. 32 as shown on said plat at the intersection of Carroll and All Saints Street in said City and running thence southwardly along the west side of Carroll Street 122 feet to the center of a siding or tract located along the north side of the Farmers Exchange store and warehouse, thence westwardly along the centre of said tract and parallel with the northern side of said warehouse 154 feet more or less to a twenty foot alley shown on said plat then along the eastern side of said alley 122 feet to the northwest corner of said Lot No 32 at the southern margin of All Saints Street, thence eastwardly by and with the southern margin of All Saints Street 157 feet more or less, to the place of beginning.

TOGETHER with the right to use the siding or railway track as now located across Carroll Street and along the northern side of The Frederick County Exchange Warehouse for movement of engines and cars thereon and for all other purposes for which said track may be suitable or available in common with the said Frederick County Farmers Exchange and its assigns as the owners of the lands abutting upon said track to the south thereof, and in common with James H Gambrill, Jr, and R Rush Lewis and their assigns as the owners of the lands situated along the western side of the said 20 feet alley as mentioned in the deed of even date from James H Gambrill, Jr and R Rush Lewis, and his wife, to The Frederick County Farmers Exchange and intended to be recorded among the Land Records of Frederick County; and subject to the right as to said track reserved to the grantors in said deed and, together with the undivided one-half interest in and to the said railway track as now located over and across said Carroll Street and along and by the Northern side of the said warehouse to its present point of termination east of the said 20 foot alley and subject to the covenant with regard to maintaining the said siding or railway track

BEING all and the same real estate conveyed unto D. C. Winebrener & Son, Inc, by D Charles Winebrener, and his wife, by deed dated January 7, 1925, and recorded among the Land Records of Frederick County in Liber 352 folio 37, EXCEPTING THEREOUT and THEREFROM that parcel conveyed unto The Baltimore and Ohio Railroad Company by D Charles Winebrener and his wife, by deed dated October 29, 1913, and recorded among the Land Records of Frederick County in Liber 306 folio 400.

NOTE The exception being PARCEL I herein described.

TOGETHER with the improvements thereon, and all the rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining, and especially as recited in the above conveyances, and SUBJECT to the easements, and other items as recited in the above conveyances

IMPROVED with a large, solid brick commercial building, 50'x100' three stories high, equipped with steel rolling doors; served with Otis elevators in all parts of the building The first floor consists of lobby, and offices, cloak room and toilet facilities.

The second floor consists of general offices, cloak room and toilet facilities

The third floor consists of warehousing space entirely.

Basement.

TERMS OF SALE CASH A deposit of ten per cent (10%) required at the 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. All costs of conveyancing to be at the expense of the purchasers, including all documentary stamps, title, surveying, and cost of deed

JAMES McSHERRY, Assignee

J. VERNON SUMMERS,
Solicitor for Assignee
EMMERT R. BOWLUS, Auctioneer