October Term, 1890.

Daniel M. Thomas,
Audr. & Master, May 1st, 1877.

Decree.

(Filed 11th July, 1877.)

Bodman
vs.
Popplein.

In the Circuit Court of Baltimore City.

This cause standing ready for hearing, the bill, answer and other proceedings were read and considered.

It is thereupon, this 11th day of July, eighteen hundred and seventy seven, adjudged, ordered and decreed by the Circuit Court of Baltimore City, that the parcel of land mentioned in these proceedings be sold to Richard J. Capron for the sum and on the terms set forth in the contract of sale filed in this case.

It is further adjudged, ordered and decreed, that Nicholas Popplein and Nicholas A. Huppman be and they are hereby appointed trustees to make such sale, and that upon the ratification of said sale and the payment to them of the sum of twenty-five thousand dollars in cash, by said Capron, and not before, they execute and deliver to said Richard J. Capron a deed of lease of all the estate and interest of all the parties to this suit, complainants or defendants, and of all persons claiming by, from or under them, in and to said land, for the term

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of ninety-nine years, under the yearly rent of six thousand dollars, with the privilege of perpetual renewal and the covenants usually contained in such leases, and also a covenant for the extinguishment of said rent, upon the terms stated in said contract of sale; the said rent to be so reserved as to enure to the benefit of the parties entitled to the land lease. And before proceeding to make said sale, they shall first file with the Clerk of this Court a bond to the State of Maryland, executed by themselves, and a surety or sureties to be approved by this Court, or its Clerk, in the penalty of fifty thousand dollars, conditioned for the faithful performance of the trust reposed in them by this decree, or that may be reposed in them by any further decree or order in the premises.

It is further adjudged, ordered and decreed, that whenever the said J. Capron shall apply to the said trustees to execute to him a deed extinguishing the rent reserved in the lease herein directed to be made, the said trustees shall report said application to this Court, in order that this Court may direct such addition bond to be given as may be proper.

And the said trustees shall bring into this Court the money arising from this sale, to be distributed under the direction of this Court, after deducting the costs of this suit, and such commissions to the said trustees as this Court shall think proper to allow, in consideration of the skill, attention and fidelity wherewith they to have discharged their