THE APPEAL.

A HUSBAND COWHIPPED BY HIS DIVORCED WIFE.—The Cynthiana (Ky.) *News*, of Thursday, tells a facetious story of a highly respectable lady, who had been married to her second husband, who had divorced her for some reason, and lately took to himself another wife. She had heard that her divorced husband had circulated stories injurious to her fair fame, and had demanded, at various times, his authors, which he failed to comply with. The *News* may tell the sequel:

"Last Tuesday, November 30, she approached the door of the store of the gentleman she has been besieging, and after again asking for the names of the authors of the foul reports in circulation about her, which, he did not give, when she threw Cayenne pepper into his face, and then commenced whipping him with a cowhide, which so chafed him, that he forced her out of the door, and pushed her down flat on her back. Nothing daunted by the fall she had received, she gathered herself up, and advanced against her enemy again with a rope; and while a friend of hers, a gentleman, held her enemy, she used the rope to a good purpose, in publicly chastising the gentleman who had so far forgotten himself as to slander a lady. We cannot give the names of these parties, as we do not think it just or proper, for they are both respectable and respectably connected."

HOW TO MAKE A GIRL IRRESISTIBLY HANDSOME.—In Cincinnati, the other day, a woman named Madame BERTHA VAN GRIFZCHINN, was arrested for false pretences. The complainant was a domestic, named BARBARA HAMMOND. It appears that Madame advertised for sale, at $2, a recipe, which if faithfully followed up, "would make the homeliest the handsomest." The recipe runs as follows:

"Take half a gill of hyena's blood, the yolk of two ostrich eggs, an ounce of gold dust, and a pearl as big as your thumb nail, dissolve in vinegar. Mix into a paste and spread upon the face every night before going to sleep. The effect will be astonishing."

Barbara, not satisfied with the charms with which Nature had adorned her, called on the Madame, gave her two dollars, and received the recipe. She next set about to seek the several ingredients; but being unable to procure either of the enumerated articles, except the vinegar, she unwillingly came to the conclusion that Madame was not what she ought to be, and caused her arrest. Madame is now in jail.

SCANDAL—A REVEREND DOCTOR DEPOSED.—The New York *Express* has a report of the trial of Rev. Prof. JAMES CHRISTIE, before the Reformed Presbyterian Presbytery of New York, for crim. con. with a lady living in Pittsburg. The matter had been before the Presbytery of Pennsylvania, but was transferred to New York for trial. The *Express* says:

"The Presbytery on Wednesday afternoon, by a nearly unanimous vote, 'suspended the Rev. Dr. from the privileges of the church, and deposed him from exercising the privileges of his office as a minister of the Gospel, until he should give evidence of a reformation and repentance.'

"Rev Dr. Christie is well known in New York city. He has preached there about thirty years, the most of his time in the Sullivan Street Reformed Presbyterian Church. He has also been a professor in Allegheny College. He resides at present in Lebanon, New Jersey.

"The Dr. is about seventy-five years of age; is a man of commanding appearance, and wears long silvery white hair. He has been married twice, and his first wife, it is said, was the sister of Albert Gallatin. His second wife has for a long time been bed-ridden; and in one of his letters to Mrs. Rooney, used as evidence against him, he mentions that fact and said that she was getting better, but that it was not his fault."

DEATH OF A PROMINENT MAN.—John M. Davis, of East Liberty, near Pittsburgh, deceased on Monday last. He was eighty-seven years of age, and played a bold and prominent part in the battle of life. The Pittsburgh *Post* thus speaks of him:

He was born in Franklin county. At an early age he became possessed of a desire for military employment, and sought a position in the army. He received a commission in one of the regiments from Presidents Jefferson, Madison and Monroe. As private and officer he served the country for fourteen years. In the year 1807 he passed through Pittsburgh with a company for the Southwest, which descended the Ohio on keel-boats.

He served for seven years under command of General Andrew Jackson. In the Indian Wars in Florida he distinguished himself, and especially so at the battle of the "Horse Shoe."

He was afterward at the battle of New Orleans as a captain in the army, and was one of General Jackson's aids. Here he undertook a most dangerous duty—that of obtaining a supply of ammunition for the American army—which he successfully accomplished, with the loss of a number of men and the mules attached to the wagons. For his success in this hazardous undertaking, he received the thanks and appointment of Brevet Major. In 1815 he retired from the army, after the close of the war had rendered his active services no longer necessary to his country.

During the administration of President Jackson the subject of this notice was not forgotten by the old hero, with whom he had shared the hardships and the dangers of the camp and the field. He received the appointment of United States Marshal for the Western District of Pennsylvania.

EXTRAORDINARY INSTANCE OF HOARDING MONEY.—The *Courrier de Paris* contains the following: A remarkable instance of the mania for hoarding up money has just been brought to light in the Faubourg St. Germain, during the process of taking inventory after the decease of an old woman, who for many years had lived in a very retired manner in that part of Paris. When the notary, who was engaged in this operation, went down into the cellar to take an account of what the place mentioned, his attention was attracted to a small opening just over a low door. This door was opened, and the notary found himself in the presence of an immense pile of bags of money. In order to take them out and count their contents, he was obliged to send for nearly all the clerks in his office. There were in the bags a quantity of gold and foreign coins, but five-franc pieces formed the principal part of this rich store. Some of the bags were completely rotten, and fell to pieces on being touched. The inventory is not yet completed, but the amount of this treasure is estimated at not less than a million.

The origin of this immense fortune is as follows: About ninety years ago a poor Savoyard boy from Chamouni came to Paris, and engaged himself in singing and dancing in the streets, and at other times in sweeping chimneys. At the end of a few years he had saved up a little money, and commenced business on his own account. By dint of industrious economy he at length became a wealthy man, married, and at his death left his widow 80,000f a year. She scarcely spent 6,000f. a year, and the remainder she put in bags, and threw through the above-mentioned opening into a sort of cupboard in the cellar, where these thousands of francs remained until she died, at the age of eighty-eight. She had been purchased several houses, and was the owner of the Theatre de Luxembourg. By her will she has left 2,000,000f. to the hospices of the city of Paris, 200,000f. to other charitable establishments, 20,000f. to her servant, and some legacies to distant relatives of her husband, who will live in Savoy. Her notary and executor are instituted her universal legatees.

BY STATE AUTHORITY!

PHENIX INSURANCE COMPANY HARTFORD, CONN.

Important to Planters!

New and Improved COTTON TIE —OR— HOOP LOCK.

P. C. INGERSOLL'S Patent.

THIS most useful invention can now be seen at Hoop Iron Depot, No. 14 Front Row, Memphis, Tenn.; the wonderfully simple adaptation to the purpose required is apparent at a glance; the security attached thereto is equally apparent; the facility of using it more compact to pack any other TIE now in use.

Orders may be addressed to the Subscriber (Box 1 Mail) INGERSOLL'S HOOP LOCK.—We have seen a lot of cotton tied with hoop iron fastened with this new device, and we can say it is a most good and proper tie, with the essentials of cheapness and simplicity. The "lock" consists of two small castings, about 1½ inches long and 1 wide, and weighing about 2½ ounces each. Each adjustable piece is cast with a projection to form the lock, and attached to one end of the tie, and the other end is then passed through the opening from the underside, of one end of the under part of the lock to the south of about one inch, and then bent over the end of the lock to the other end of the hoop to then passed round the bale and the end hooked on to the hoop in the opposite end of the lock, and then bent in the same manner as the other. The button is then turned back to its place over them, and the hoop is put on the bale, and the bale may be moved if desired. To prevent the button getting turned, the ends of the hoops are clipped with tinner's shears to the proper length, and then bent up over each end into the recess or depression referred to in each end of it—this being done either before or after the bale leaves the press.

The advantages seem to be that any quality of iron can be used; that no particular length of iron is required, as a long piece is to go round the bale; and that no machine is required to prepare them or put them on. Time also said to be advantage over every other device known.

The advantage of metal ties will hardly be denied at this late day, the question having been frequently discussed. The saving to life and property in transporting the great staple both by land and water, when so tied, will make a dispute. Its economy is also in the favor and the protection and security of the package is self-apparent.

THE NEW COTTON TIE.—We understand that the tie made yesterday at Schedell, of the strength of hoop iron as a band for cotton, was entirely successful.

A bale of nineteen hundred, was thrown off the top of the house No. 97 Commerce street, in defiance, we should think, of any band ever made, and it bore injury to any one of the six bands, or to the "Ingersoll Lock," with which it they are fastened. This is a sweeper but that it is to be well tested, we hope it will be perpendicular, and the bale was received on a brick pavement. The same bale was set on fire in a brick and is still burning without injury to the bale maintainer its shape, except as it turns off of the outside. It will probably burn for 24 hours.

Send orders to LOWNES, ORGILL & CO., or to WM. GAYLOR, Agent; Office in Brinkley's New Building over Main Row; or Hoop Store, Memphis, Tenn.

I will sell the Rights for Counties or States for the HOOP LOCK, and attend faithfully to all orders entrusted to me concerning the same.

W. GAYLORD, Agent,
Office as above.

I have also the agency for T. CRESCOLL'S COTTON BALE TIGHTENER, a new invention, and complete and useful as the Lock; a specimen of it may be seen at Lowens, Orgill & Co.'s, Front Row.

WILLIAM GAYLORD, Agent.

Fire Insurance Exclusively
(CHARTER PERPETUAL.)

Cash Capital.....$200,000 00
Cash Assets.....$350,000 00

POLICIES issued in the above reliable Company on terms commensurate with the risk by

J. R. CRADWICK, Agent,
Bank Building, Main-st.

Notice.

THE Copartnership heretofore existing under the name and style of PUTNAM & CROOK, was dissolved on the 1st instant by mutual consent. All persons having interest in the business to Sam. Putnam, who will pay all liabilities and receive all debts due the concern.

SAM. PUTNAM.
GEO. W. L. CROOK.

WANTED TO RENT.

A HOUSE in the central part of the city (convenient for business) for a large family. Inquire in world immediately. Address R. S. P., at this office, or Box 74 at Post Office.

FURNITURE

JUST received and will be receiving almost daily, new and elegant Victoria Bedsteads, Wardrobes, Bureaus, Tables, Tetes Tetes, Sofas, Divans, Chairs, &c., &c., for sale by

GROSVENOR, CONT & CO.,
No. 283 Main-st.

Trunk Stolen from McGee's Station.

BLACK Leather, containing a Gentleman's white linen and clothing—very large trunk, straight breast, very long, &c. &c.

ASHE & CO., 47 Front Row.

$10,000 Worth of New Furniture.

WE have just received about two hundred dollars worth of new and beautiful furniture in addition to our former large stock comprising some very elegant suits of Parlor and Chamber Furniture. Our furniture has been bought very low and will be sold at very reduced prices. Our assortment never has been so large and well assorted as at this time. Call and be convinced in all cases by

MCKINNEY & CO.,
Opposite Worsham House.

NEW PIANO STORE.

THE STODART PIANOS.

P. FLAVIO

HAS the pleasure to announce to his friends and the public generally, that he has been appointed by Messrs. Stodart & Morris, of New York, Agent for the sale of STODART PIANOS.

He is now opening at their store on Madison street, few doors from the Union Bank, a large stock which will be sold at *New York prices*.

St. Louis Business Cards.

PATENT MACHINE BALE ROPE.

A SUPERIOR article of Machine Rope always on hand and for sale at market prices. by

J. T. DOUGLASS,
No. 9 Second street, St. Louis.

JOSEPH G. MILLER,
COMMISSION and FORWARDING MERCHANT,
No. 28 Market Street,
ST. LOUIS, MO.

HENRY PIKE & CO.,
105 and 106 Levee,
SAINT LOUIS, MISSOURI,
Manufacturers of all kinds of
DOMESTIC LIQUORS
And Sole Proprietors of the celebrated brands of JESSAMINE AND UNCLE SAM WHISKIES.

H. D. VAN SYCKEL,
Provision Dealer,
BARRELED, CUT MEATS, LARD, &c.,
Always on hand in quantities to suit,
No. 18 Commercial Street, between Market and Chestnut,
ST. LOUIS, MO.

WM. P. FISHER, Assistant.

THOS. MULLEN,
Tobacco Commission Merchant.
—And—
THE VIRGINIA TOBACCO AGENCY,
314 Main Street,
ST. LOUIS, MO.

JNO. F. CALLAHAN, W. H. HAYDEN,
FRED. A. HASELMAN.
(Late with Horneman & Smith.)
J. F. CALLAHAN & CO.,
Wholesale Dealers in
Foreign n Domestic Liquors,
—And—
Rectified Whisky, Cigars, &c.,
No. 62 North Levee, bet. Washington Avenue & Vine-st.,
ST. LOUIS, MO.

ANDERSON & ATSON,
Commission and Forwarding Merchants,
No. 26 Commercial Street,
(Corner of Chestnut street,) and 12 Levee,
ST. LOUIS, MO.

H. B. & C. S. BLOOD,
Commission and Forwarding Merchants,
And Dealers in
FLOUR, BACON, LARD, BUTTER AND Provisions Generally,
81 Commercial St., between Olive and L. cost,
ST. LOUIS, MO.

C. GOOD—IN. A. MURRY,
W. H. GOODWIN, W. W. ASNFORD,
New York. St. Louis.
GOODWIN, MURRAY & CO.,
(Formerly Goodwin & Murray.)
Importers of Leaf Tobacco and Segars,
AND manufacturers of Fine Fine—cut, Chewing and Smoking Tobacco, Snuffs, &c., &c. No. 71 Commercial street, St. Louis, Mo.

FRANK W. ROBERTS,
Manufacturer and Sole Proprietor of
HERRING'S PATENT CHAMPION SAFE,
For the States of Missouri and Iowa, and
HALL'S PATENT POWDER PROOF LOCK.
BOTH received Prize Medals at World's Fair, London, 1851, and World's Fair, New York, 1853-4, manufacturer of VAULTS, VAULT DOORS, BANKERS' SAFES, COUNTS, &c.
ALSO—Agent for Patent Bank Locks of different makes. 13 Levee and 20 Commercial street.
Factory in the City.
ST. LOUIS, MO.
ALEX. KELSEY.....F. I. SMITH.

KELSEY & SMITH,
FORWARDING AND COMMISSION MERCHANTS,
CORNER COMMERCIAL AND CHESTNUT-STS.,
JOHN TRIPLETT, SHELBY ARLL.—FRANK W. TILLAY.
TRIPLETT, SELLS & CO.,
GENERAL COMMISSION MERCHANTS
NO. 53 LEVEE,
ST. LOUIS, MO.
Dealers in Rope, Bump, Provisions, Flour, Grain, &c. Cash advanced on consignments.

C. MCCAULEY.....J. S. BUNHAM.....W. H. GREGO.
C. McCAULEY & CO.,
General Commission and Forwarding MERCHANTS,
No. 47 Commercial Street,
ST. LOUIS, MO.
WILL give prompt personal attention to the sale or purchase in this market of any description of Merchandise or Produce.
Goods forwarded with dispatch at lowest rates. Orders promptly filled with care. Orders and consignments solicited.
We also manufacture Dunham & Gregg's superior article of Crackers, Cracklins Biscuit and Pilot Bread, Rennet Gelts, Sodas, Berry and Farina, which we will always sell at the lowest rates.

TUNSTALL & HOLME,
Produce & Provision Commission Merchants,
Nos. 68 and 66 Commercial st., corner of Olive,
ST. LOUIS, MO.
WE take pleasure in presenting our card to the citizens of Memphis and the interior towns, and tender our services in the sale of Produce, Flour, Whiskey, Pork, Bacon, Bale Rope, Bacon, Lard, or any other article to be found in our market. One of our firm will be found at the Memphis Hotel, and we feel confident of giving entire satisfaction both in quality and prices to all who may favor us with a trial.
Liberal Cash advances made on all products of Produce, Hides, Fruit, &c. Particular shipping facilities have, and only a share of the public patronage is solicited, for the fourths of the value of such shipment. Insured under our open policy.
TUNSTALL & HOLME.
57-Hemp.

DAVENPORT & DRAKE,
COMMISSION MERCHANTS,
SOUTHWEST CORNER
MARKET AND COMMERCIAL STREETS,
J. W. DAVENPORT, J. H. DRAKE, C. C. DAVENPORT } ST. LOUIS.
REFER TO—J. J. Ferrer & Co., Benoist, Shaw & Co., New Orleans.

A. BECKER.....J. A. STOCKTON.....J. A. FANNING
D. W. WHEELER.
BECKER & CO.,
General Commission Merchants,
No. 11 City Buildings, South Commercial Street,
ST. LOUIS, MO.
LIBERAL advances made on Consignments, and particular attention given to the purchase and sale of Produce and Manufactured articles.

CLARK J. MORTON,
COMMISSION AND FORWARDING MERCHANT,
No. 9, Locust street, St. Louis.
COMMISSION solicited, and particular attention paid to the filling of orders. Buyers, by permission, to Messrs. Merchants & Gallerstein, Farrington & Howell, Hunter & Co., M. J. Hicks, Mo., President of Bank of Memphis, Memphis, and to merchants generally of St. Louis.

W. P. & L. R. SHRYOCK,
COMMISSION MERCHANTS,
26 LEVEE & 52 COMMERCIAL ST.,
ST. LOUIS, MO.
Solicit orders for the purchase of Hemp, Bagging, Rope, Bacon, Lard, Flour, Wheat, Corn, Oats, &c.
Sell every description of Country Produce on Consignment, and Forward Merchandise promptly to all points in Missouri and Illinois.
REFER TO—Stratton, McDurff & Co., Farrington & Howell, Clark & Morris, W. Howard & C. 14-6m

Excelsior Iron Works,
Eighth Street and Clark Avenue,
St. Louis, Mo.
THE attention of Architects, Builders and others in the South and Southwest, is solicited to our varied and extensive assortment of Designs and Patterns of plain and ornamental Iron Fronts for Bank Rooms, Stores, Dwellings, Verandas, Balconies, Railings, Circular and Straight Staircases, Window and Door Caps, Windows and Cast Iron Railings for Cemeteries and other enclosures; together with every description of Iron Work for the Interior of Public Buildings.
We also manufacture ROGERS-PROOF VAULTS for Banks and Valuable Rooms, of Improved Construction, lined with hardened Steel and secured with Hobbs or Tatem's celebrated Locks.
New Patterns purchased as all work delivered and set in southern when desired.
Our terms and prices are as liberal as any other establishment in the Southern States.
J. G. SCHREIERS, Proprietor.
N. PAWLY, Superintendent. 52-2m

Important to Planters!

New and Improved COTTON TIE —OR— HOOP LOCK.

P. C. INGERSOLL'S Patent.

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Office as above.

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WILLIAM GAYLORD, Agent.

Real Estate.

Valuable Land
For Sale.

I OFFER for sale the tract of land upon which I reside, containing 1000 acres, and within one mile of Mason Depot, on the Memphis and Ohio Railroad. My place is handsomely improved, with good orchards and every convenience. There are about 500 acres of cleared land, balance well timbered. I will sell the entire tract or a part. I am determined to sell and I will give a bargain.

Reference may be had to Dr. H. O. Whitlow, of Brownsville, or Mr. Sam Meaky, Memphis.

Address me at Sharon, Tenn., or Col. R. B. Somerville, Memphis. JOS. JNO. SOMERVELL.
Christian Advocate copy. 0-2t

Choice Suburban Lots
FOR SALE.

I WILL sell 224 53-100 acres of LAND, lying about two and a half miles from the city of Memphis. This land is composed of two tracts, subdivided into twenty eight lots, ranging from 3 72 1-0 to 16 18-100 acres. Persons desirous of purchasing, can get any size lot they desire, either cleared or covered with timber, and many of the lots have beautiful building sites. The terms of sale will be one-third cash or 60 days paper; balance in one and two years with interest.

I will also rent for one, two or three years, either twenty-one or thirty-two acres as may be desired. On this tract is situated a Frame Residence of five rooms, kitchen, negro cabin, necessary out-houses and cistern.

For further particulars, call at the office of Bradwell & Williams, two doors from the Commercial Hotel, on 2d. H. VOLLINTINE.

PLANTATION
FOR SALE.

AS Agent for the owner, I offer for sale a tract of land in Yalobusha county, Mississippi, on Otoka Creek, four or five miles east of Charleston, known as the "Cherry Place," and now cultivated by C. O. Armstead, Esq., of Coffeeville, Mississippi. The tract contains 820 acres—more than half good creek bottom and bottom land. There are in cultivation 250 acres, with good fences, negro quarters and gin house.

The price is $12 50 per acre, on the usual time, with interest from date, but a purchaser disposed to buy for cash, would find inducements to do so.

HENRY CRAFT, Memphis.
Refer to Watson, Craft & Fort, Holly Springs, Miss., or to C. O. Armstead, Coffeeville, Mississippi.
n17-dawtw

Land for Sale.

320 ACRES OF LAND, eleven miles from Memphis, lying on the Mississippi and Tennessee Railroad, one mile north of Horn Lake Depot. 100 acres cleared and in a high state of cultivation; 220 acres bottom land entirely above overflow and very heavily timbered. The improvements consists of two settlements of double Log Houses, with negro cabins &c., and one of the finest spinns in the country. A Steam Saw Mill about half finished, within two hundred yards of the railroad, with a track laid to the mill. This tract of land is well adapted for a stock farm, having a never failing stream running through it. Any one desiring to purchase a large farm will do well to call soon on J. M. SHAW & CO.,
or J. B. STANTON
Memphis, Tenn.
o1-25-4m-2m

PLANTATION AND NEGROES
FOR SALE.

WE will sell our plantation in Shelby county, consisting of about 2 shares, between 500 and 600 of which is in cultivation, 300 hundred more is deadened, and not more than 200 acres are subject to inundation by the highest water ever known.

We can (and would if desired) divide this into two tracts, giving a portion of the cleared tract to each.

If it would suit a purchaser, we would sell twenty hands, the stock, corn, fodder, &c., with the land. This land is within four miles of the Texas river, over a good road, near Cureton's Plantation. Mr. Reid on the premises will show the place.

For terms, &c., we refer to John W. Hopkins, Esq., of Memphis, or apply to us at Canton, Miss.
o22-dawtfn WHITEHEAD & HEARD.

White River Land for Sale.

THE subscriber offers for sale the following A tracts of Land, lying near White River, in Arkansas: One tract within two miles of Crockett's Bluff, consisting of 321 50-100 acres, with 75 acres improved and one cabin. This land is rich, level close to navigation, above overflow, in a good neighborhood and convenient to perpetual stock range.

One tract four miles from Cane county, containing 650 acres, 175 improved, good cabins and excellent tobacco. This is a first-rate stock farm, remarkably healthy location, fine range, good neighborhood and close to constant navigation. Mr. Price, living near the plat, will show it to persons who wish to examine it.

Also one tract in St. Francis county, twelve miles east of Des Arc, containing 160 acres, 40 acres improved, with good cabins, &c. It is sufficient to say of this place that it is one of the best in the far famed Richland valley. It is one of the principal roads in the State and is favorably situated for a public stand. There is a female academy going up within half a mile of the house. There is also a good church convenient. Mr. Davidson, on the place, or Col. Barby will show the land. Col. Barby is authorized to sell. Persons wishing further information will address me at Waterford, Miss.

P. S.—If you want bargains apply soon. I am determined to sell. [sep17-dawtfn.] P. H. M.

Cheap Plantation for Sale.

I OFFER my plantation for sale, lying three miles northwest of Lafayette, Tenn., containing Eight Hundred and Nineteen Acres, (819.) This place was formerly owned by Capt. Thos. J. Read, and at present is rented by Mr. R. H. Gilbert. It is now in a high state of cultivation, well adapted to the profitable raising of cotton and all kind of grain usually grown, and will easily be made to produce 50 bales of cotton. Its most valuable stock farms in the west, being divided into four large fields. The improvements are comfortable, the dwelling house is of two, and has four large rooms; cabins (comfortable) for twenty or thirty negroes, corn cribs, stables, and all other necessary outbuildings; a good well of water, and one of the best selections of fruit in the country. This is one of the most commanding and beautiful sites to build a fine house in the county. Schools and churches are within a mile, and the best societies of Tennessee. Let Mr. Gilbert show you the place and give you a fair trial. Mr. Gilbert is a man of high character, and the south boundary of Lot No. 70, eleven chains and twenty links to a stake in Walnut Grove road; thence with the east side of said road to the beginning, containing 2 41 100 acres, more or less, or a sufficiency of land to pay two certain mortgages for $700, bearing interest from April 2, 1857—the other for $400, bearing interest from April 2 1856, a fair necessary expense and costs of sale trust, and the said mortgagee will give title to said land to bid and to be good and sufficient title as I have power to make and convey unto said trustee, the said mortgagee, or his assigns, or to the purchaser at said sale, and the said trustee is authorized to sell at public sale, upon a credit of twelve months, with sufficient security, and the said trustee is authorized to sell the said land, and to make a good and sufficient title to the purchaser, and to apply the proceeds of said sale to the payment of said mortgages, and the balance to be paid over to the said mortgagee, or his assigns, and the said trustee is authorized to employ a competent surveyor to survey