

without leaving lawful issue I direct that the part or share of such daughter or daughters shall be disposed of in such manner as she or they shall direct by a writing in the nature of a last will and testament.

And I hereby authorize and empower my said executor hereinafter named to sell and dispose of all my real estate or any part thereof at such time or times as it may be done with advantage to the said estate either at public or private sale for the best price that can be obtained for the same and by proper deed or deeds conveyances or assurances in the law to be duly executed acknowledged and perfected to grant convey and assure the same to the purchaser or purchasers thereof in full simple without any liability on the part of the purchaser or purchasers thereof as to the application of the purchase money, and I hereby direct my said executor to invest the proceeds of said real estate in bonds and mortgages upon good real security or in well secured ground rents.

And lastly I do nominate constitute and appoint my said wife Eliza E. Nickerson sole executor of this my last will and testament.

In witness whereof I Nelson J. Nickerson the testator have to this my will set my hand and seal this second day of December A.D. one thousand eight hundred and eighty three.

N. J. Nickerson

Signed sealed published and declared by the above named Nelson J. Nickerson as and for his last will and testament in the presence of us who have hereunto subscribed our names at his request as witnesses thereto in the presence of the said testator and of each other.

Kate C. Cochran
Thomas Cochran

I Nelson J. Nickerson the testator of the foregoing will do make and publish this priv. codicil to my said will and testament hereby ratifying and confirming my said last will and testament in all other respects.

Whereas my wife Eliza E. Nickerson having departed this life on the 2^d day of April 1881,

now it is my will that my daughter Eliza E. Miller, Jane S. Palmer, and Sarah Benken shall be Executors and Trustees of this my last will and testament to which this is a codicil and that they shall execute the trusts ^{therein} set forth.

In testimony whereof I have hereunto set my hand and seal this twenty ninth (29) day of April 1881.

Nelson J. Nickerson

Witnesses present at signing
Thomas Cochran
Jas. Jay Gilroy

City and County of Philadelphia, ss.

Register's office July 9 1883

Then personally appeared Thomas Cochran and Kate C. Cochran the subscribing witnesses to the foregoing last will of Nelson J. Nickerson deceased, and on their solemn oaths did say that they were present, and did see and hear Nelson J. Nickerson, deceased, the testator therein named sign seal publish and declare the same as and for his last will and testament, and at the doing thereof he was of sound disposing mind memory, and understanding to the best of their knowledge and belief.

Sworn and subscribed before me the date above.

Thomas Cochran
Kate C. Cochran

Wm. G. Shields
Register

City and County of Philadelphia, ss.

Register's office July 9 1883

Then personally appeared Thomas Cochran and Kate C. Cochran Jas. J. Gilroy the subscribing witnesses to the foregoing Codicil dated April 29/1881 to the will of Nelson J. Nickerson deceased, and on their solemn oaths did say that they were present and did see and hear Nelson J. Nickerson deceased the testator therein named sign seal publish and declare the same as and for his Codicil to his last will and testament, and at the doing thereof he was of sound disposing mind memory, and understanding to the best of their knowledge and belief.