

Ann Virginia Loudenslager wife of Harry Loudenslager
 my two houses and Lots of Ground on the West side of
 Beechwood Street above Columbia Avenue and number
 eds 1702 and 1704 Beechwood Street in the City of Phila-
 delphia - also a house and Lot of Ground situate
 on the South side of Parrish Street West of Broad Street
 and numbered 1410 Parrish Street in the City of
 Philadelphia and also a house and Lot of Ground
 situate on the East side of American Street South
 of Oxford Street and numbered 1833 American Street
 in the City of Philadelphia, To have and to hold and
 enjoy the same unto the said Ann Virginia Loud
 enslager her heirs and assigns, to and for her
 and their only proper use and behoof forever, While I
 leave these properties unfettered absolutely and
 freely to my said daughter it is my earnest desire and
 wish that she will not encumber them or allow them
 to be come charged with any mortgage or debt of any
 kind, but that she will take care of them for herself
 and keep them as a safeguard against want, and I
 make this request only as an appeal to her good judg-
 ment and with loving solicitude for her welfare,
 Item From and immediately after the decease of
 my said wife, Margaret Gurnods, I give and beque-
 ath unto my daughter Susan P. Groves, wife of Robert
 M. Groves, my house, Office and Lot of Ground situate
 at the North East corner of Broad and Almore Streets,
 and numbered Eight hundred and thirteen North
 Broad Street, also the house and Lot of Ground on said
 Almore Street immediately in the rear of the last ment-
 ioned premises, together with the appurtenances, both in
 the City of Philadelphia, To have and to hold and enjoy
 the same unto the said Susan P. Groves, her heirs and
 assigns, to and for her and their only proper use and
 behoof forever. Under and subject nevertheless to the
 payment of a certain yearly Ground rent sum of one
 hundred and sixteen⁰⁰/₁₀₀ Dollars when and as the same
 shall become due and payable, while I leave these pr-
 operties unfettered absolutely and freely to my said
 daughter it is my earnest desire and wish that she
 shall not encumber them or allow them to be come char-
 ged with any mortgage or debt of any kind but that
 she will take care of them for herself, and keep them as
 a safeguard against want, and I make this request
 only as an appeal to her good judgment and with
 loving solicitude for her welfare. Item - From and immed-
 iately after the decease of my said wife, Margaret
 Gurnods, I give and bequeath unto my granddaughter

Emma Gurnods, daughter of my son Charles, deceased
 the sum of Five thousand Dollars to be paid to her in
 case she shall be of age at the time of the decease of my
 said wife - But if she shall not be of age at the time
 of the decease of my said wife, then, I appoint my son
 in law Robert M. Groves as Trustee for her to whom the
 said sum of Five thousand Dollars shall be paid by my
 Executors hereinafter named, he to hold, the same for
 the use, and benefit of my said granddaughter, until
 she shall arrive at the age of twenty-one years
 when the principal shall be paid to her and the trust
 shall cease, During the minority of my said grand-
 daughter the said Trustee shall invest said sum of Five
 thousand Dollars and he is hereby authorized to spend
 the income arising therefrom for the care and education
 of my said grand daughter, if in his judgment it shall
 be necessary, and upon her attaining her majority
 as aforesaid the said Trustee shall pay over to my
 said grand daughter the principal as aforesaid and
 all interest and income not expended as aforesaid,
 Item, I give and bequeath unto my son in law, Robert
 M. Groves, my gold headed cane and unto my grand
 son Edward Cooper, Jr, my Gun and all the gunning
 equipments accompanying it. Item, From and
 after the decease of my said wife, Margaret Gurn-
 ods, I give devise and bequeath all the rest, residue
 and remainder of my estate, whether real, personal or
 mixed whatsoever and wheresoever situate as fol-
 lows: It is my desire that my estate shall be equally
 divided among my children and to that end I
 have valued the specific devises hereinbefore made as
 follows: To Sallied. Cooper, Real Estate valued at Ten thousand
 and Dollars (\$10,000⁰⁰/₁₀₀) To Samuel B. Gurnods, Real
 Estate valued at Nine thousand five hundred
 Dollars; To John G. Gurnods, Real Estate valued at
 Ten thousand one hundred Dollars (\$10,100⁰⁰/₁₀₀) To
 Ann Virginia Loudenslager Real Estate valued at
 Nine thousand eight hundred Dollars; and To
 Susan P. Groves, Real Estate valued at Ten thousand
 five hundred Dollars (\$10,500⁰⁰/₁₀₀), The rest residue and
 remainder of my estate shall be divided among the
 said five children so that they shall share and I share
 alike where the devises hereinbefore made are less
 than Ten thousand five hundred dollars in value, then
 the person or persons receiving such devises shall first
 be entitled to have and receive enough out of my
 residuary estate to make the value of their devise equal
 to Ten thousand five hundred Dollars and then