

the net income therefrom unto my nephew William Baker for and during all the term of his natural life and after his death to sell and dispose of the same at either public or private sale at the discretion of my said executor and pay over the net proceeds thereof to my sister Ellen Tierney should she then be living and if deceased then to divide such net proceeds into three parts and pay over one part each to the children and issue of my three sisters Ellen Tierney, Johanna Doonan and Honora O'Connor per stirpes.

I trust further to sell and dispose of all my other real estate either at public or private sale, in the discretion of my said executor for the best price that he can obtain therefor, and after paying all expenses of administration, collateral inheritance taxes or other charges and expenses and all legacies herein provided to pay over the net residue and remainder of the proceeds of such sale or sales to my sister Ellen Tierney absolutely should she be living at the time of my death, and should she be then deceased to divide such net residue into three equal parts and pay over one part each to the children and issue of my three sisters Ellen Tierney, Johanna Doonan and Honora O'Connor per stirpes.

In addition to the income of the house 2242 Montgomery Avenue, I also direct my executor to invest and keep invested the sum of one thousand dollars and pay the net income therefrom to my nephew William Baker for and during all the term of his natural life and after his death to throw his principal thereof into the net proceeds of the sale of said property and dispose of the same as above provided.

I authorize and empower my said executor in his discretion, at any time to sell and dispose of my property 2242 Montgomery Avenue, should he consider it advantageous to do so and invest the net proceeds of such sale and dispose of the income therefrom in the same manner as hereby directed for the rents and income from said property.

I further give and bequeath to John Riden the furniture in the house 825 Cambria Street in which I am now living clear of tax.

Lastly, I nominate, constitute and appoint my friend John Riden to be sole executor of this my last will and testament. In case of his death I nominate constitute and appoint The Fidelity Insurance Trust and Safe Deposit Company as executor. In witness whereof I the said testatrix Margaret A. Griffith, have to this my will written on four sheets

set my hand and seal this twenty first day of November, A.D. 1896.

Margaret A. Griffith ^{her} _{mark}

Signed, sealed, published and declared by the said testatrix Margaret A. Griffith as and for her last will and testament in the presence of us who at her request have hereunto subscribed our names as witnesses in the presence of said testatrix and of each other.

Mary E. Baker
William Baker

City and County of Philadelphia, ss.
Register's Office, June 26th 1897.

Then personally appeared Mary E. Baker and William Baker the subscribing witnesses to the foregoing last will of Margaret A. Griffith deceased, and on their solemn oath did say that they were present, and did see and hear Margaret A. Griffith deceased, the Testatrix therein named, make her mark, seal, publish and declare the same as and for her last will and testament and that at the doing thereof she was of sound disposing mind, memory, and understanding, to the best of their knowledge and belief.

Sworn and subscribed before me, the above date.
Chas. Irwin
Deputy Register }
William Baker
Mary A. Baker

City and County of Philadelphia, ss.
Register's Office, June 26th 1897.

I do swear that as the Executor of the foregoing last Will and Testament of Margaret A. Griffith deceased, I will well and truly administer the goods and chattels, rights and credits of said deceased, according to law; and that I will diligently and faithfully regard and well and truly comply with the provisions of the law relating to collateral inheritances, that the said Testatrix died of the 18th day of June A.D. 1897 at 5 o'clock, A.M.

Sworn and subscribed before me the date above, and letters testamentary granted unto him
Chas. Irwin
Deputy Register }
John Riden
825 Cambria St.