

any charge for rent or for use and occupation; my estate to pay the taxes, water rent and ground rent accruing against said premises and to keep the said premises in good order and repair; provided however, that if the said Jennie Peters ceases to use the said premises personally as a residence, then her right of occupancy thereof and every other right regarding the same herein given to her shall immediately cease and determine and the said premises shall thereforth vest and be enjoyed by my said wife Ellen Peters in the same manner and for the same estate as my other real estate devised to her in the seventh item of this my will.

Seventh. I give and devise all my real estate (the premises 815 Christian street aforesaid being subject to the provision for my daughter-in-law Jennie Peters as set forth in the last preceding item) unto my said wife Ellen Peters her heirs and assigns

Eighth. I nominate and appoint my said wife Ellen Peters Executrix and The Commonwealth Title Insurance and Trust Company of Philadelphia Executors of this my will. And I hereby authorize and empower them my said Executrix and Executors whenever in their discretion it may seem to them advantageous and beneficial to my estate or the persons interested therein to sell or dispose of all or any part of my real estate either at public or private sale or sales and to sign, seal, execute and deliver to the purchaser or purchasers thereof good and proper deeds or other assurances for the same without any liability on the part of such purchaser or purchasers to set to the application of the purchase money; and the said purchase money I hereby order and direct my said Executors to invest in well secured bonds and mortgages being first liens upon real estate in the city of Philadelphia, and to hold the said investments for the uses of this my will.

Ninth. I nominate and appoint The Commonwealth Title Insurance and Trust Company of Philadelphia aforesaid Guardians of my minor children.

In Witness Whereof, the said Joseph Peters have hereunto set my hand and seal this nineteenth day of January in the year of our Lord one thousand nine hundred and five (1905)

Signed, Sealed, Published and Declared by Joseph Peters the testator to be his last will and testament in the presence of us:

Chas. R. Hermann
133 So. 12th St.

Geo. J. Luchs
133 So. 12th St.

J. P. Klings
133 So. 12th St.
Phila.

Joseph Peters *(Signature)*

State of New Jersey } ss.
County of Atlantic }

Geo. J. Luchs, one of the witnesses to the within will, being duly sworn according to law, did depose and say that he saw the testator therein named, sign and seal the same, and heard him publish, pronounce and declare the within writing to be his last will and testament, and that at the time of the doing thereof, the said testator was of sound and disposing mind, memory and understanding, so far as he knows and as he verily believes, and that Charles R. Hermann and J. P. Klings the other subscribing witnesses were present at the same time and signed their names as witnesses to the said will, together with this deponent in the presence of the said testator and at his request and in the presence of each other, all being present at the same time.

Sworn and subscribed at Mayor's Landing, County and State aforesaid, the 8th day of August A.D. 1907 before me
Emmanuel C. Shaver,
Surrogate.

Geo. J. Luchs

State of New Jersey } ss.
County of Atlantic }

J. P. Klings, one of the witnesses to the within will, being duly sworn according to law, did depose and say that he saw the testator therein named, sign and seal the same, and heard him publish, pronounce and declare the within writing to be his last will and testament, and that at the time of the doing thereof, the said testator was of sound and disposing mind, memory and understanding, so far as he knows and as he verily believes and that Charles R. Hermann and Geo. J. Luchs the other subscribing witnesses were present at the same time and signed their names as witnesses to the said will, together with this deponent in the presence of the said testator and at his request and in the presence of each other, all being present at the same time.

Sworn and subscribed at Mayor's Landing, County and State aforesaid, the 8th day of August A.D. 1907 before me
Emmanuel C. Shaver,
Surrogate.

J. P. Klings

State of New Jersey } ss.
County of Atlantic }

Ellen Peters Executrix (The Commonwealth Title Insurance and Trust Company also named as Executor having renounced) of the within named Joseph Peters deceased, being