

In the name of God Amen!
 I, James Peters of the City of Philadelphia, being of sound mind memory and understanding but conscious of the uncertainty of this life, and desiring it after having asked forgiveness of all my earthly faults and sins, and proper provisions for my family, do hereby make and publish my last will and testament hereby revoking any will or writing by me at any time heretofore made. First. I do order and direct my Executors hereinafter named and appointed to pay all my just debts and funeral expenses as soon as conveniently can be after my decease.

Second. All the rest, residue and remainder of my Estate real, personal or mixed, I give devise and bequeath to my beloved wife, Elizabeth, for and during the term of her natural life, or so long as she shall remain my widow and immediately after the death of my wife, or if she shall marry again, then and in such case, the whole of the remainder of my Estate real personal and mixed, I give devise and bequeath to my Children, share and share alike, but in the event of any of my children dying during their minority then their share to go to the survivors or survivors share and share alike.

Third. I give devise and bequeath unto Susan McNabb One thousand dollars to be paid by my Executors after my decease.

Fourth. And I empower my Executors hereinafter named, to sell and convey, Mortgage or let on ground rent the whole or any part of my Estate as she may deem proper, from time to time and to make a deed or deeds to be void.

And lastly I do nominate and appoint my dearly beloved wife to be the sole Executor of this my last will and testament.

In witness whereof, I have hereunto set my hand and seal this twenty-eighth day of January A. D. 1891 One thousand eight hundred and eighty seven.

James Peters

Signed, sealed, published and declared by the above named James Peters 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 said testator and of each other.

J. Shoulkrod
 J. Peters
 Council

Be it remembered that I James Peters of the City of Philadelphia, Dealer in Hardware, being in good bodily health and of sound and disposing mind memory and understanding, do make publish and declare this Codicil to my last Will and Testament bearing

date the Twenty-eighth day of January A. D. 1891 to wit: I give and bequeath unto my son William, all the stock goods with fixtures, machinery &c belonging and appertaining to my business located at # 1934 North Front Street in said City; but not the book accounts they shall go into and form a part of my general estate, and it do not revoke my said will in so far and so far only, as it conflicts with this provision. In all other respects I again confirm and ratify it.

In witness whereof I have hereunto set my hand and seal this Twelfth day of April in the year of our Lord one thousand eight hundred and ninety three (1893)

James Peters

Signed, sealed, published and declared by the above named Testator as and for a codicil to his last will and testament in the presence of us, who at his request and in his presence, have hereunto set our names as witnesses

J. F. Schleichmuller 27 do 6th.
 Be it remembered that I James Peters of the City of Philadelphia, Hardware Dealer, being in good bodily health and of sound and disposing mind memory and understanding do make publish and declare this Codicil to my last Will and Testament bearing date the 28th day of January A. D. 1891 to wit:

I give and bequeath unto my son William Peters, all and singular my business now conducted at Nos 1934, 1936 and 1938 N. Front Street, Philadelphia and all my share and interest therein, including the stock on hand manufactured and unmanufactured goods with fixtures, machinery &c belonging and appertaining thereto; but not including the book accounts: they shall (so far as my share therein is concerned) go into and form a part of my general estate. I also give devise and bequeath unto my said son William, the absolute and undisputed use occupation and enjoyment of the said properties Nos 1934, 1936 and 1938 N. Front St. (each extending through to Poppe Street) for the purposes of the said business so long as he continues to conduct the said business therein he pay me therefor unto my Estate so long as he continues to conduct the said business therein, a rental of fifty dollars per month payable monthly in advance, and paying for all gas consumed on said premises and keeping said premises in good order and repair (reasonable wear and tear and damages by fire and other unavoidable casualties excepted) and peacefully delivering up to my Estate the said premises or any part thereof when and in the event that he ceases to use the same for the purposes of the said business, with a proportionate reduction in said rental if he delivers up part and continues to use part for said purposes.

In the foregoing respects and in those respects only.