

issue, then the said principal sum is to be paid over to my residuary estate.

SIXTH. I give and bequeath the sum of Five thousand (5000) dollars unto the Home for Aged Couples and Aged Men at Bala, Pennsylvania, the said sum to be separately invested and the income arising therefrom to be used solely for the repairs to the Jane Chambers Hunter Memorial Chapel. Should there be any moneys arising out of said income remaining unexpended each year said surplus is to be invested and the income therefrom used for the same purpose.

SEVENTH. I give, devise and bequeath unto my executors hereinafter named all the rest, residue and remainder of my estate, of whatsoever kind or nature and wheresoever situate the same may be at the time of my decease, IN TRUST, nevertheless, to and for, and upon the following uses, intents and purposes, that is to say, to pay the net rents, issues and profits arising from premises 1831, 1833, 1837, 1852 and 1853 South Rosewood Street and 1001 and 1003 South Bouvier Street, and the net income arising from the mortgage of Two Thousand five hundred dollars (\$2500) secured upon premises Numbers 111 and 113 Monroe Street and 114 Kenilworth Street, to a Guardian or Trustee for Jane Hunter Ferguson until she arrives at the age of fifteen years at which time the income is to be used and expended for and on behalf of the said Jane Hunter Ferguson until she arrives at the age of twenty-one years, at which time the said properties and mortgage are to be turned over to her absolutely, and in the event of the principal of said mortgage being paid to my estate, the principal is to be re-invested and such re-invested mortgage shall take the place of the mortgage so paid off.

EIGHTH. To pay the net rents, issues and profits arising from premises Nos. 1329 South Camac Street over to a Guardian or Trustee for my grand niece Gertrude Ferguson until she arrives at the age of fifteen years at which time the income is to be used and expended for and on behalf of the said Gertrude Ferguson until she arrives at the age of twenty-one years, at which time the said property is to be turned over to her absolutely.

NINTH. To pay the net rents, issues and profits arising from premises No. 1320 Fawn Street over to a Guardian or Trustee for my grand niece Mary H. Ferguson until she arrives at the age of fifteen years at which time the income is to be used and expended for and on behalf of the said Mary H. Ferguson until she arrives at the age of twenty-one years, at which time the said property is to be turned over to her absolutely.

TENTH. To pay the net rents, issues and profits arising from premises Nos. 1825, 1827, 1829, 1837, 1839, 1840 and 1815 South Carlisle Street, 1816, 1818 South Rosewood Street, and ground rent 1838 Tasker Street, and the net income arising from 100 shares of Second Preferred Stock of the Philadelphia and Reading Railway Company over to my niece, Gertrude E. Ferguson, for and during the full term of her natural life, and after her decease, then I give, devise and bequeath the said properties and stock to the child or children of my said niece in equal parts or shares absolutely.

ELEVENTH. And upon the following trust to collect the rents, issues and profits of the remainder of my estate not hereinbefore disposed of, together with the real estate which I may hereafter acquire, and after the deduction of all charges against said real estate to pay over to my sister Rebecca Wilson, the sum of Seventy-five Dollars per month for and during the full term of her natural life, then to pay over the remainder of my said income to my son John W. Hunter, and at and upon the decease of my said sister Rebecca Wilson, I

direct that the entire income shall be paid over to my said son John W. Hunter for and during the full term of his natural life, and upon his decease, then the principal to his child or children in equal shares absolutely, and in the event of his leaving no child or children to survive him, then I direct that the said principal sum be divided into equal parts or shares, one part thereof to be paid over to the Presbyterian Orphanage now 58th Street and Kingsessing Avenue, Philadelphia, and the remaining part I direct to be paid over to the Presbyterian Home for Aged Couples and Aged Men at Bala, it being my desire, and I direct that the managers of the said institutions first set aside out of the moneys coming to them sufficient to endow a room and to properly furnish the same, said room to be known and designated as the John Hunter Memorial Room, and I direct that the condition attaching to the acceptance of the money by either of the said institutions above named is that the said institutions shall at all times permit the said room so endowed to be occupied by such person as the Board of Trustees of the Chambers-Wylie Memorial Presbyterian Church shall designate.

TWELFTH. I give, devise and bequeath the life policy of Ten thousand dollars in the Equitable Life Assurance Company unto my executors hereinafter named, and I direct that the proceeds of the same be used in paying off the mortgages on the apartment house property southwest corner of Broad and Wharton Streets, Philadelphia, and the balance of said fund in paying off any other mortgages or ground rent indebtedness due to be used by my estate upon the Rosewood Street properties, but if the same be paid off during my lifetime, then the balance to go to my residuary estate.

THIRTEENTH. I direct that the sum of One thousand dollars be paid over to the Mount Moriah Cemetery Company to be placed by said Company, in the "Lot Improvement Fund" the interest on said money to be used in keeping in good order and repair my lot and vault, monument, granite and cement work, forever. I direct that the interest be permitted to accumulate until repairs are necessary.

FOURTEENTH. I hereby order and direct that it is my will that any share or income which may in any event become payable to any of the persons mentioned in this my will, shall be paid to them free, clear and discharged of and from any debts and engagements of such persons and shall not be liable therefor, and shall not be subject to anticipation. I also suggest that my son John W. Hunter shall have the privilege of naming the local or sub-agent or agents who shall collect the rentals of the real estate for my Trustees.

FIFTEENTH. I nominate, constitute and appoint my son Dr. John W. Hunter and my friend John E. McCully as the Executors of and Trustees under this my last will and testament, and I authorize and empower my executors hereinbefore named and the survivor of them and such person or persons as may succeed them in said office at any time in their discretion to sell and dispose of my real estate or any part thereof at either public or private sale for such price or prices and upon such terms as they in their discretion may deem advisable, and for the best interest of my estate, giving and granting to my executors power and authority to make all necessary deed or deeds or other acquittances or assurances in the law, and deliver the same to the purchaser or purchasers thereof, who shall take title thereto free, clear and discharged from any and all trusts and conditions herein mentioned and without any liability on the part of the purchaser or purchasers to see to the application of the purchase money, with further power to my said executors and the survivor of them in said office to release and extinguish any ground rents in which my estate may be invested by my executors after my decease without liability or responsibility to see to the application of the money so