

her death, at which time one-half of the principal shall pass to said children or grand-children her share absolutely free and clear of all trusts upon the death of either of my said daughters without children or grand-children living at the time of her death her share shall pass to her surviving sister and her children and grand-children if such there be upon the same trusts as those upon which the other half of my estate shall then be managed. I hereby authorize and empower my Executors and the survivor of them, and their successors when appointed at any time when they may deem it of advantage to my Estate to sell all or any part of my unimproved real estate at such price or prices as they may deem best, at public or private sale, in fee simple, upon ground rent, or in such other manner, upon such other terms as they may deem to be to the best interest of my Estate. I also give them power to mortgage the same if they so desire. The proceeds of said sales shall be held upon the trusts hereinafter declared as to my personal estate and as a part thereof. I further authorize and empower my said Trustees and the survivor of them, and their successors to make, execute, acknowledge and deliver good and sufficient deeds, mortgages, leases and such other assurances and writings as may be necessary and proper to effectuate such sale, mortgage or letting and to vest a good and sufficient title in the purchaser, mortgagee or lessee. No such purchaser, mortgagee or lessee shall be bound in any way to see to the application of the proceeds of such sale, mortgage or lease, and such purchaser, mortgagee or lessee shall hold the said premises free and clear of all trusts whatsoever.

As to the Personal Estate, including cash, stocks, bonds, mortgage proceeds of life insurance policies and all other personal estate of whatever kind excepting furniture, clothing and other personal effects referred to in paragraph III above to hold the same, to invest, reinvest, sell, transfer and assign the same when in their discretion they may deem it to the advantage of my Estate, to reinvest and keep the same invested in first mortgages upon improved real estate in the city of Philadelphia and State of Pennsylvania, said mortgages must not exceed five-eighths of the market value of said real estate. Any securities, bonds or other investments which I may have at the time of my decease may be continued by my said Trustees, and held and maintained by them in kind as long as they may deem it advisable. They shall not be held responsible for any loss thereon in the absence of gross negligence on their part. I direct my said Trustees to manage the said personal estate to the best of their skill and ability so that the income thereof may be as large as possible, without jeopardizing the principal, and upon collecting the income from the said securities and paying thereout such taxes, commissions and other charges as may be necessary and proper to pay

over the net income derived therefrom upon the same trusts herein before declared in Section A. of Clause V. Upon the death of either of my said daughters, it is my will and I do direct, that my Trustees shall pay over the sum of Ten Thousand Dollars to the person or persons or such other Beneficiary as my said daughter shall by Last Will and Testament duly executed in writing in accordance with the laws of the State of Pennsylvania direct, it being my intention that each of my said daughters shall have the power to absolutely dispose of the sum of Ten Thousand Dollars by will in any manner which she may desire. The balance of the principal of my personal estate shall be held upon the same trusts as those hereinbefore declared in Clause V. Section A. as to the principal of my real estate.

VI. As to both my personal estate and real estate referred to in Clause V. above, I direct that if both my said daughters die without leaving children or grand-children living at the time of their death the principal of my estate, excepting so much thereof as may have been disposed of by them under the power of appointment by will vested in them under Section B. of Clause V. above shall pass to and be vested in the Archbishop of the Roman Catholic Church of the Diocese of Philadelphia to be used at his discretion for the maintenance of the Catholic Cemetery at Protectors Station in the State of Pennsylvania.

VII. I further direct that neither of my said two daughters nor any other beneficiary under my will shall have the power to pledge his or her interest in the income or principal thereof, nor mortgage, sell or convey the same, nor shall the income thereof be liable to anticipation by them or any of them or liable in any way for any debts contracted by them or to their other engagements.

VIII. I hereby nominate and appoint my said daughters Marie Dem Smith and Helene B. Demorat as the Executors of this my last will and testament, and the Trustees thereunder. In Witness Whereof I have hereunto set my hand and seal this tenth day of May, A. D. 1902.

signed, sealed, published and declared by the above named Oliver Bourdrias Demorat, as and for his last Will and Testament in the presence of us, who at his request in his presence and in the presence of each other have hereunto set our hands as witnesses this tenth day of May, A. D. 1902.
Edward W. Farrell
Bernard J. O'Connell
W. Nelson C. West

Oliver Bourdrias
Oliver Bourdrias Demorat