

thereof, her heirs and assigns forever, and in the event of the death or marriage of my said wife, I give, devise and bequeath to my son, James A. Ewing, my two houses and lots of ground, situated on Ardmore Street respectively numbered 2318 and 2316 and my house and lot of ground situated on South Twenty-fourth Street No. 513 in the City of Philadelphia and my two contiguous lots of ground with the improvements thereon erected, situate on the South side of Mississippi Avenue, marked and numbered, respectively, on my said plan as follows: No. 110 containing in front twenty-five feet and in depth one hundred and seventy-five feet to said twenty-five feet wide alley and No. 112 containing in front twenty-seven feet, and in depth to said twenty-five feet wide alley, one hundred and seventy-five feet, and my three contiguous lots of ground situate on Pacific Avenue, marked and numbered respectively on my said plan No. 2300,

James Ewing
2302 and 2304 each containing in front twenty-five feet and in depth one hundred and twenty-one feet to said alley in said Atlantic City his heirs and assigns forever. And in the event of the death or marriage of my said wife, I give, devise and bequeath to my son, Robert J. Ewing my house and lot of ground, situate No. 2109 on Montrose Street and my house and lot of ground situate on Calhoun Street, No. 2424 and my house and lot of ground situate No. 2417 on Marring Street and my house and lot of ground situate No. 2419 on Marring Street in the City of Philadelphia and my five contiguous lots of ground, situated on the South side of Mississippi Avenue marked and numbered respectively on my said plan as follows: No. 126, 128, 130, 132 and 134, number 128 containing in front twenty-two feet and each of the others containing in front twenty-five feet and each of the said five lots in depth to said twenty-five feet wide alley one hundred and seventy-five feet and my two lots of ground situate on Pacific Avenue marked and numbered respectively on my said plan No. 2310 and No. 2314. No. 2310 containing in front twenty-five feet, and in depth one hundred and twenty-one feet to said alley and, No. 2314 containing in front sixteen feet and in depth one hundred and twenty-one feet to said alley in said Atlantic City, his heirs and assigns, forever. And in the event of the death or marriage of my said wife, I give, devise and bequeath to my executor herein-after appointed my house and lot of ground situate on East Allegheny Avenue, No. 2510 and my house and lot of ground, situated, on Marring Street, No. 2421 in the City of Philadelphia, and my lot of ground with the improvements thereon erected situated on the South side of Mississippi Avenue, respectively marked and numbered on my said plan, No. 122 containing in front twenty-five feet and in depth to the said twenty-five feet wide alley one hundred and seventy-five feet in said Atlantic City in

Trust for my son John T. Ewing to pay him the net income of all the said real-estate during his natural life and out of said income my said executor shall keep the said premises in good condition and repair and in the event of the death of my son John T. Ewing I give, devise and bequeath all the said real-estate, devised as aforesaid to my said executor, to the children of my said son, John T. Ewing, share and share alike, their heirs and assigns forever.

Item: I appoint my wife, Matilda Ewing, guardian of all my minor children that I may leave at my death each of whom I will and direct shall be educated and maintained by my said wife, out of the said net income of my said property given, devised and bequeathed to her as aforesaid until each of my said minor children shall have attained the age of twenty-one years.

And I hereby appoint and constitute my said wife, Matilda Ewing and my son, Robert J. Ewing, executor and executrix of this my last will and testament, and hereby repeal all former wills at anytime made by me.

In Witness Whereof I have hereunto set my hand and affixed my seal the nineteenth day of January, A.D. one thousand, eight hundred and ninety-four.

James Ewing (Real)

Signed, Sealed, Published and Declared by the said testator for his last will and testament in presence of us:

J. D. Bennett,

James M. Lanning, 1716 Summer St.

Gas. B. McConnell, 2405 Christian Street, Phila.
Codicil.

This is a codicil to be added to and taken as part of the last Will and Testament of me, James Ewing, which bears date the nineteenth day of January A.D. 1894 wherein after the death of my wife, I gave and devised among other things unto my daughter, Louisa M. Ewing certain properties on the South side of Mississippi Avenue, Atlantic City, marked and numbered 114, 116, 118, and 120 on a certain plan of my property, and also to my son, James A. Ewing two properties on the South side of said Mississippi Avenue, marked and numbered 110 and 112 on said plan, I now wish to declare and say that my Will is that all personal property furniture etc. on said property shall be included in the said devise to the respective devisees.

And I do hereby revoke the appointment of my son, Robert J. Ewing as executor, with my wife, and declare that my Will is, that my wife, Matilda Ewing shall be the sole executor of my said last Will and Testament.

In Witness Whereof, I have hereunto set my hand and