

running back an equal width one hundred and eighty-two feet to an eighteen foot alley on the West side thereof, as laid out on the revised plat of Zimmerman's Addition to Frederick, Maryland, dated May 7, 1938, made by Frank W. Rothenhoefer, County Surveyor, and recorded in Plat Book E.G.H. No. 2, at folio 92, one of the Records in the office of the Clerk of the Court of Frederick County, Maryland, and being a part of the same real estate described in the Deed from R. Clinton Zimmerman to Alfred Glaze Zimmerman, dated February 20th, in the year 1936, and recorded in Liber No. 402, at folios 34 and 35, one of the Land Records of Frederick County, Maryland, and being the same real estate described in the Deed from Alfred G. Zimmerman and Helen G. Zimmerman, his wife, to Ernest Berger and Leah F. Berger, his wife, dated June 28, 1939, and recorded in Liber No. 418, at folio 287, one of the Land Records of Frederick County, Maryland;

2. All furniture and household contents now situated and located in the house on a part of the above-described realty, numbered 105 College Avenue, Frederick, Maryland; and proceeds of a life insurance Policy No. 213445, with the State Farm Life Insurance Company, of Bloomington, Illinois, on the life of Ernest Berger, said policy being known as a 20 Payment Life Policy.

To have and to hold said property, both real and personal, in trust, for the use and benefit of DAVID STEINMAN BERGER and HENRY WEINBERG BERGER, who are under 21 years of age, upon the following trusts, namely:

FIRST: The said property shall be vested in the said ERNEST BERGER, as trustee hereunder, or his successor, with full power to manage the said trust estate in such manner and way as to said trustee shall deem best, including authority to alter, to adjust boundaries, to grant easements, to improve, to repair, and to insure against loss, and in case the said property, or any portion thereof, shall be injured or destroyed by fire or otherwise, to repair or rebuild the same, to lease, or grant options to lease said improved real estate, with or without the furniture and other household contents, for any period during the life of the trust but not for a period exceeding that time, on such terms as shall seem proper.

SECOND: The said trustee, or his successor, shall have power and authority to borrow money and secure the same by mortgage, deed of trust, or pledge as the case may be, of all or any part of the said trust property for the repayment of same.