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they may hold hereunder. And when the whole of my residuary estate (with the exception of that portion thereof hereinbefore excepted) shall be converted into money as aforesaid, I give, devise and bequeath the same together with my farm property (containing 263 acres more or less) situate near Monrovia, Frederick County, Maryland, with the buildings, furnishings and equipment thereof, and such of my other real estate as shall not have been disposed of by my executors as hereinbefore provided, unto my trustees, hereinafter named, in trust, to invest and keep the same invested and after payment of all proper expenses of the trust, the said trustees shall apply the net income therefrom to the following uses and purposes in the order named:

(a) For the support and maintenance of my sister Rachel Ann Lutton in the manner in which she shall have been living just prior to my decease, during the term of her natural life.

(b) Toward the repair and maintenance of the farm property (including the buildings, furnishings and equipment thereof) consisting of 263 acres more or less situate near Monrovia, Frederick County, Maryland.

(c) Toward the payment of insurance premiums upon policies existing at the time of my death upon the lives of my children Kathleen, George Wallace, Harold and Sherwyn, my sister Rachel Ann Lutton and my brother Vernon W. Davis.

(d) The balance of any income remaining after the payment of the foregoing items shall be distributed among my children in equal shares, the child or children of any deceased child to take his, her or their parent's share, per stirpes.

In the event the said net income shall be insufficient for uses and purposes (a), (b) and (c) hereinbefore set forth, I direct that my trustees shall apply to said uses and purposes such portion of the principal of the trust as may be necessary; provided however, that in the event such net income shall be sufficient for uses and purposes (a), (b) and (c), but without