

No. 8991 Equity.

expenses as may be incurred in the execution of the Trust hereby created, together with a Commission of Six per-centum to the said John W. Baker, Trustee, and then in trust to apply the residue of said moneys to the payment in the first place of all incumbrances and liens upon said property or any of it, by way of mortgage, or Judgment (if any there) according to their several and respective legal priority;

Secondly (2nd) to the payment of the sum of one hundred dollars, each to the said John W. Grimes and Laura A. Grimes as and for his and her exemption under the laws of Maryland, but not as against any creditor that the same may or have been waived by any contract by them or either of them, heretofore made, out of their separate property, hereby conveyed.

Thirdly (3rd) to the payment of all other legal liens and incumbrances upon or against any creditor that the same may or have been waived by any contract by them or either of them, heretofore made out of their separate property, hereby conveyed. Thirdly (3rd) to the payment of all other legal liens and incumbrances upon or against said real or personal property, according to their several and respective legal priority. And if any lien holder shall have taken or may hereafter take steps or initiate proceedings to assert or enforce his lien or their lien by seeking to make sale of said real or personal property by *Visi Facias* or foreclosure proceedings or otherwise, and that or does incur costs and expenses thereby, or if the said Trustee should apprehend, that any such lien holder may seek to enforce his lien as aforesaid, then the said Trustee is hereby authorized and empowered to borrow or advance such sum of money as may be requisite for the protection of said real estate or personal property as the case may be from the sale by said lien holder but shall not pay more than the legal rate of interest for such sum so borrowed or advanced, and in so doing said Trustee shall be entitled to the same priority with of the trust funds as the lien holder this paid, would have been entitled to assert or enforce, and after the payment of the aforesaid mentioned claims, then Fourthly (4th) in trust to apply the residue of said money in payment of the several debts due to the other creditors of the said John W. Grimes and Laura A. Grimes his wife, *Pari Passu*, and without any preference or priority of payment. And after the payment or satisfaction of said costs, charges, Commissions, expenses, liens and debts, as aforesaid, then in trust to pay the surplus if any unto the said John W. Grimes and Laura A. Grimes, their personal representatives, or assigns.