

John H. Clary, a witness of lawful age produced on the part of the Plaintiffs, being duly sworn and examined viva voce deposes and says as follows:-

" My name is John H. Clary, I am 54 years of age, I live in Frederick City, Maryland. I am a real estate agent and have been in the business for twenty eight years. I have examined the Contract of Sale Exhibit No. 3, mentioned in this case and know the property contracted to be sold and have known it for many years. This property consists of a row of ^{brick} six houses located along the B & O Railroad at the corner of B & O Avenue and Water Street. This is not a very desirable locality to obtain tenants because of the noise and dirt and because of the difficulty of reaching the houses across the B. & O. tracks. Even though after difficulty tenants may be obtained to keep some of these houses rected nevertheless it will be generally a class of tenants who can not pay much and who will not take good care of the property.

Because of all these facts the houses are continually in need of repairs even apart from the constant depreciation and deperoration of the houses. I am well acquainted with the values of houses and real estate in and around Frederick City, and I believe the price of Thirty One hundred (\$3,100.00), Dollars for these houses is not only a fair and reasonable price but a very good price. I also believe that when houses become more plentiful it will more difficult, if not impossible, to obtain such a good price for these houses, and it is as much as could reasonably be expected to be obtained for the property. This property cannot be divided without loss or injury to the parties interested and it would be for the interest and advantage of the parties interested therein, both infant and adults, and advantageous to the parties concerned, for said Contract of Sale, Exhibit No. 3, to be ratified and confirmed by the Court.

I am a disinterested witness in this case".

To the General interrogatory of the Examiners.

Answer. "Nothing further".

John H. Clary.

Grayson H. Mercer, a witness of lawful age produced on the part of the Plaintiffs, being duly sworn and examined viva voce deposes and says as follows:-

"My name is Grayson H. Mercer, I am 42 years of age, I live in Frederick City, Maryland, I am a real estate agent and have been in the business for about fifteen years and I am familiar with real estate properties and values in and around Frederick City.

I have examined the Contract of Sale, Exhibit No. 3, mentioned in this case and know the property contracted therein to be sold and have known it for many years.

It consists of a row of six brick houses at the corner of B & O Avenue and Water Street, Frederick City, Maryland. These houses are located in an noisy and undesirable neighborhood because of the constant passing and switching of railroad trains and the smoke and noise from the engines. These are properties difficult to rent because of these facts and necessarily the rents are very low and then mostly to tenants who will not take care of the property. Repairs are also very heavy on property located such as these are and houses of the age of these.

I believe that the price of Thirty One hundred, (\$3,100.00) Dollars, less the cost of the proceedings, of these house is a fair and reasonable price as as much as could reasonably be expected to be obtained for them. It is in fact a very good price for these houses and I believe is more than it would otherwise be expected for the present scarcity of houses, a situation that may not last long.