expend quite a large sum of money only for his own home comfort, or for the purpose of converting the whole building into apartments.

To the general interrogatory: Nothing further.

Grayson H. Mercer

John W. Snook, a witness of lawful age, produced on the part of the Plaintiff, having been first duly sworn, deposes and says;-

Questions by Jacob Rohrback, Esq.

Q. 1 State your name, age, residence and occupation.

A. John W. Snook, 60, Frederick, Maryland, Real Estate Agent.

Q. 2 How long have you been engaged in the real estate business in Frederick and Frederick County?

A. About 11 years.

Q. 3 Are you acquainted with the property known as No. 111 on the North side of East Church Street, in Frederick City, Frederick County, Maryland, being a three story brick residence property, belonging to the estate of Margaret L. Grinder, deceased? If yea, will you state your knowledge of the property?

A. I know it fairly well. I have been inside the property at least twice and generally inspected the property. It is a three story brick property, with metal roof, with very high ceilings on the first floor, and of generally old time structure, and by reason of the situation between two buildings, it is very dark on the first floor. The condition of the property is bad. It is very badly papered. It needs painting badly, needs some plastering. On the same floor, to go from one room to another, you have to go up and down different steps which renders it very inconvenient, and not modern in construction. The bath rooms are very bad, and I think need new equipment. I know the property has not been occupied for the last year, and by reason of its not being occupied, it is deteriorating in value, and in its physical condition, and the longer it remains in that condition, the less valuable will be the property, and it apparently is difficult to obtain tenants for the property in the present condition, and no good tenants can be secured in my opinion for the property in its present condition.

Q. 4 Will you look at the paper writing herewith shown you marked "Exhibit B", and being a certified copy of the deed from Jacob Rohrback, Trustee in No. 10,310 Equity, to Margaret L. Grinder, dated March 21st, 1921, and state if the same describes the property to which you referred as being the property No. 111 East Church Street, Frederick, Maryland?

A. I look at the paper writing, "Exhibit B", and it describes the property known as No. 111 East Church Street, concerning which I am giving my testimony.

Q. 5 Would it or not be to the interest and advantage of all the parties, including the infant defendant, Emma Regina Knill, interested in the property mentioned in this cause and described in "Exhibit B", to sell the same and invest the proceeds from the sale thereof under the authority of the Circuit Court for Frederick County, Maryland, for the benefit of the persons entitled thereto? If yea, state your reasons for enertaining such opinion.

A. I think it will be to the interest and advantage of all the parties mentioned in the cause, including the infant defendant, that the real estate described in "Exhibit B", and being the house and lot I have mentioned, be sold, and the proceeds thereof be invested under the direction of the Court for the benefit of such parties as the Court may find entitled thereto because of deteriorating all the time, it is simply rotting down all the time, and not deriving any revenue from it, and the taxes, expenses, etc., on it in the present condition, you can't rent that property to any advantage at all, and another thing, the roof is leaking. The house would have to have a new roof on it, or else the old one repaired, and in my opinion it would cost quite a large sum of money to fix up the house to renew it in proper habitable condition.