

Q. This is the same note that was filed in the Orphans' Court?

A. Yes.

(Marked testimony exhibit A)

Q. In what manner did Mr. Bruchey become indebted to you?

A. I advanced him \$500.00 in cash.

Q. Other than the \$10.00 which you said had been paid on the note have you received any further payments of any kind?

A. Nothing else on principal but the interest had been paid up to within ten days of his death.

Q. Was Mr. Bruchey in any way during his lifetime, by services or otherwise, entitled to any credit on this note other than you have given?

A. No.

No cross examination.

To the general interrogatory: "Mr. Bruchey told me shortly before his death that if I would give him enough time he would pay me what he owed me and that I wouldn't lose a cent by it."

S. R. Ridgeway

Philip Wertheimer, a witness of lawful age produced on the part of the complainant, having been first duly sworn, deposes and says:

By Mr. Winebrenner:

Q. Will you state your name, residence and occupation?

A. My name is Philip Wertheimer. I reside at 8 West Third Street, Frederick, Maryland. I am engaged in the insurance and real estate business.

Q. How long have you been engaged in the real estate business?

A. Six years.

Q. Mr. Wertheimer, are you acquainted with Lot No. 14 on a plat of Wertheimer's Addition to Frederick as shown on a survey made by W. Jarboe Grove, County Surveyor, on August 16, 1934?

A. Yes, that lot is located on Sherman Avenue, which runs parallel with Madison Street, in the southwestern part of Frederick City.

Q. Is the lot in question a companion lot to other similar lots in the same area?

A. Yes, and possibly of slightly more value.

Q. Have any of the other lots in this area been sold recently and, if so, at what price?

A. Two other lots have been sold this year (1937) at \$150.00 each.

Q. Do you consider the lot in question more or less valuable than the other two lots?

A. I consider it slightly more valuable because of the curb and gutter and street improvements made under one of the WPA projects subsequent to the sale of the other lots.

Q. Are there any dwellings or other improvements on this lot?

A. No.

Q. Do you feel qualified as a real estate man to give an estimate of a fair value of the lot in question?

A. I do.

Q. What is your estimate?

A. It could be sold easily for \$150.00 and with a little more time it would probably bring \$200.00.

Q. Do you have any reason to believe that there is likely to be any increase in the value of this lot within the reasonably near future?

A. No.