

SAVE and EXCEPTING thereout and therefrom the real estate described in the Deed from Peter J. Fockler and Ida Fockler, his wife, and The Real Estate and Improvement Company of Baltimore City, to William H. Van Meter, dated February 23rd, in the year 1904, and recorded in Liber S. T. H. No. 267, at folios 182, etc., one of the Land Records of Frederick County, Maryland, the real estate described in and conveyed thereby, being the Western half of Lot No. 6, in Block No. 5, as shown on the Plat of the Real Estate and Improvement Company's Subdivision of Brunswick prepared by R. T. Mavin, surveyor, dated July 4th, 1890, and being part of the same real estate conveyed to the said Peter J. Fockler and Ida E. Fockler, his wife, by the Real Estate and Improvement Company of Baltimore City, by Deed dated September 9th, 1903, and recorded in Liber S. T. H. No. 267, at folios 179, etc., one of the Land Records of Frederick County, Maryland, certified copies of said deeds being filed herewith as a part hereof, and marked "Exhibit B" and "Exhibit C".

FOURTH. That said deed of trust provides in the first paragraph thereof, that if the death of the said Ida E. Fockler occurs prior to the death of the said Mary E. Fockler, the said Trustee shall pay all debts against the said Ida E. Fockler at the time, as well as funeral expenses incident thereto, and provide a suitable marker for the grave of the said Ida E. Fockler, and shall have power to rent the real estate conveyed by said deed of trust and from the proceeds thereof pay for the proper maintenance of said Mary E. Fockler a sum not to exceed fifty dollars per month, unless the needs of the said Mary E. Fockler require, and the said rentals justify it, then the said Trustee is empowered to expend a larger sum than fifty dollars per month to maintain the said Mary E. Fockler, and said Trustee at the death of the said Mary E. Fockler is directed to pay all debts existing at that time, including the funeral expenses incident thereto, and shall provide a suitable marker for her grave; said paragraph of said deed of trust further providing that if the said Mary E. Fockler shall leave children surviving her, the rest and residue of the trust estate shall be transferred to said children and Sallie Detter McIntire, her heirs or devisees, share and share alike, as will more fully and at large appear by reference to said first paragraph of said deed of trust, "Exhibit A".

FIFTH. Said deed of trust further provides that the execution of said deed of trust shall not begin until the death of the said Ida E. Fockler, and that after the death of the said Ida E. Fockler, shall be an irrevocable trust, and that if the said Mary E. Fockler shall leave children surviving the said Ida E. Fockler, all the rest and residue created by said trust shall be transferred to said children and Sallie Detter McIntire, her heirs, or devisees, share and share alike, but if no children be born, or if born, do not survive the said Ida E. Fockler then the entire estate shall go absolutely and in fee simple to Sallie Detter McIntire, her heirs or devisees and the said Trustee is authorized, empowered and directed to make, execute and deliver a good and sufficient deed conveying said trust estate to said children and Sallie Detter McIntire, her heirs or devisees, share and share alike, or to Sallie Detter McIntire, her heirs or devisees, as the case may be absolutely and in fee simple, upon the death of Ida E. Fockler, all of which will more fully and at large appear by reference to the Second paragraph of said deed of trust, "Exhibit A".

SIXTH. That the said Peter E. Fockler, husband of the said Ida E. Fockler, died on or about the date January 10th, 1915 at which time the above described lots, parts of lots, or parcels of real estate, situated at Brunswick, in Frederick County, in the State of Maryland, vested in the said Ida E. Fockler, as surviving tenant by the entireties;-

SEVENTH. That the real estate located at Brunswick, in Frederick County, in the State of Maryland, as described in the said "Exhibits B and C" consist of two and one-half lots of ground improved with dwelling houses numbered 217 and 219 Potomac Street; that said real estate has been unproductive, that there is past due taxes and water rent against the same and the income derived from the renting of the said real estate has been insufficient to cover