

Fockler (widow) and Mary E. Fockler (unmarried), parties of the first part, and the Old National Bank, of Martinsburg, a corporation, Trustee, party of the second part.

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid by the said party of the second part to the said parties of the first part, receipt of which is hereby acknowledged and the execution of the trust hereinafter set forth, the said parties of the first part do hereby grant, bargain, sell and convey unto the said party of the second part with covenants of general warranty, those two certain lots or parcels of real estate together with all the appurtenances thereto appertaining the first tract of which is located in Martinsburg, Berkeley County, West Virginia and the second tract of which is located in the town of Brunswick, Frederick County, State of Maryland and which are described as follows:

FIRST TRACT: That certain lot of ground in the County of Berkeley and State of West Virginia, designated on Plat "A" of the Roush-Bowers Real Estate Company's addition (known as Rosemont) to the town of Martinsburg, recorded in the office of the Clerk of the County Court of Berkeley County, West Virginia in deed book #123, page #135 as lot #13, block #5, Plat "A" being thirty-two (32) feet on John Street and extending back of equal width one hundred and ninety (190) feet to an alley, being the same property that was conveyed to the said Ida E. Fockler and Mary E. Fockler by Samuel E. Kennedy and wife by deed dated the first day of March, 1918 and recorded in the office of the Clerk of the County Court of Berkeley County, West Virginia in deed book #135, page #287 to which plat and deed reference is hereby made for more particular description of the real estate hereby conveyed.

SECOND TRACT: That certain piece or parcel of gound with all the appurtenances thereon located or in any manner appertaining to, situate and lying in Frederick County, State of Maryland, in the town of Brunswick and described as follows: Beginning at a point on the north side of Potomac Avenue one hundred thirty-seven and one-half ( $137\frac{1}{2}$ ) feet east of the northeast corner of Potomac and Second Avenues and running thence easterly along the north side of Potomac Avenue sixty-two and one-half ( $62\frac{1}{2}$ ) feet: thence northerly parallel with Second Avenue one hundred twenty-five (125) feet to the south side of a forty (40) foot alley; thence westerly along the south side of said alley sixty-two and one-half ( $62\frac{1}{2}$ ) feet; thence southerly parallel with second Avenue one hundred twenty-five (125) feet to the place of beginning, being lots Nos. 7 and 8 and the eastern half of lot No. 6 and Block No. 5 and shown on the plat of the Real Estate and Improvement Company's subdivision of part of Brunswick prepared by R. T. Mavin, surveyer, dated July 24th, 1890 and recorded among the land records in Frederick County, said plat being herewith made a part of this description and to which reference is hereby made for a more particular description of the real estate hereby conveyed.

IN TRUST NEVERTHELESS: For the following uses and purposes and none other, that is to say:

First: 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 existing at that time as well as funeral expenses incident thereto and shall provide a suitable marker for the grave of the said Ida E. Fockler expending therefore an amount not greater than fifty (50) dollars and shall have power to rent the real estate hereinbefore conveyed and from the proceeds thereof shall pay for the proper maintenance of the said Mary E. Fockler a sum not to exceed fifty (50) dollars per month unless the needs of the said Mary E. Fockler require, and the said rentals justify it, then the said Trustee is hereby empowered to expend a larger sum than fifty (50) dollars per month or if the total rentals, after deducting all necessary charges and assessments against the estate, are not sufficient to