5. I hereby devise all that piece or parcel of land known as 123 West Fifth Street, Frederick City, Maryland, with the improvements thereon, unto the living children of my son, Edwin F. Nikirk, absolutely, upon the following condition: (1) That the living children of my son, Edwin F. Nikirk, pay into the corpus of my estate the difference between the appraised value of the herein devised real estate and the mean of the appraised value of the real estate heretofore devised unto my other living children.

6. I hereby devise unto my son, Robert M. Nikirk, all that piece or parcel of real estate situate, lying and being at Lander, Maryland, along the Potomac River, upon condition that my said son pay into the corpus of my estate the sum of One Thousand Dollars ($1,000.00), and further on condition that my said son, Robert M. Nikirk, permit the living children of Edwin F. Nikirk, and all of the rest of my living children at the time of my death, or their descendants, exclusive of the descendants of my son, G. Travis Nikirk, to the use of one Seventy-Five (75) foot frontage on said land, for the purposes of erecting a cabin or summer cottage, with proper means of ingress-egress thereto. In the event my said son, Robert M. Nikirk should predecease me I hereby devise and bequeath the aforementioned land located at Lander, Maryland, to Ruth M. Stipe, my daughter, Welty S. Nikirk, my son, C. Franklin Nikirk, my son, and the living children of Edwin F. Nikirk, my son, or their respective children, in the event any of my aforementioned children should predecease me, per stirpes and not per capita.

7. I hereby bequeath unto my daughter, Ruth Stipe the sum of Five Thousand Dollars ($5,000.00) absolutely, and if my said daughter should predecease me, then I direct that the said Five Thousand Dollars ($5,000.00) be bequeathed to her living children, per stirpes and not per capita.

8. I hereby devise all of that real estate which I now own and located in Middletown Election District along the Burkittsville and Middletown Road, unto my sons, C. Franklin