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ceased, such money shall be refunded out of the purchase money of real estate. Balance shall be vested in a productive fund. Interest to go to the benefit of trustee. Principal to be subject to her disposal by will.

She may divide among her present children previous to her death, but the amount given shall be deducted on a final distribution.

If trustee make sale of the real estate on credit, she shall take bonds from purchasers, and lodge them with the register of wills.

If trustee should die or marry before the completion of trust reposed in her, the or-

due from the estate of the said Thomas Gibson to a larger amount than the personal assets which were left by the deceased, then so much money as the said Anne Gibson shall have paid beyond the amount of the personal assets of the deceased, shall, by the said court be directed to be retained out of the purchase money first coming into the hands of the said Anne Gibson, as trustee aforesaid, after payment of any debts which shall then yet remain due from the deceased's estate; and the said court shall order and direct that the residue of the purchase money, as the same shall come into the hands of the trustee, shall be loaned out at interest, vested in bank stock, or placed in some productive fund, such, as in the opinion of the court will best promote the interest of the party; and the interest arising therefrom to be subject to the use and disposal, and go to the benefit of Anne, the widow of the said Thomas, during her natural life; and the principal so placed out as aforesaid, to be subject to her disposal by will, as she by the will of Thomas Gibson, deceased, is authorised to do.

4. AND BE IT ENACTED, That should the said Anne Gibson deem it proper to divide among or give to her present children, at any time during her life, any part of the principal arising from the sale of the lands authorised as aforesaid, in lieu or in anticipation of what she may design to bestow upon them by will, she is hereby permitted and authorised to do so; and the amount so given or bestowed, shall be considered as a fair charge against such child; and shall be deducted from said child's share upon a final distribution.

5. AND BE IT ENACTED, That if the said Anne Gibson shall make sale of the real estate aforesaid in part or in whole, on a credit, that she shall in such case take from the purchaser or purchasers thereof, a bond or bonds with good and sufficient security for the payment of so much of the purchase money as shall not be paid at the time of sale, according to the terms of the contract of sale, which said bond or bonds shall be lodged with the register of wills of Frederick county aforesaid, for safe keeping, until the money secured thereby shall become due, when they shall be delivered to the trustee for collection.

6. AND BE IT ENACTED, That if the said Anne Gibson should die or intermarry with any person after a sale shall have been made by her, of the real estate aforesaid, and before the completion of the trust herein and hereby reposed in her; *That thereupon, the*