allotted to my sister Christina by Commissioners in the division of about one hundred acres of land among the heirs at law of my mother provided the husband of my sister Christina will agree to sell and convey her share of said one hundred acres of land and agree that John H. McElfresh shall invest the proceeds of both parcels of land in good funds at his discretion for the uses and purposes hereinafter mentioned, and I hereby authorize and empower the said John H. McElfresh to sell and convey the aforesaid piece of twenty two acres of land more or less and to convey the same in as full and ample manner as myself could do, also three hundred and ten shares of stock of the Farmers & Mechanics Bank of Frederick County, also one hundred and forty shares of Frederick County Bank stock also sixty seven shares of the Hagerstown Bank stock and thirty two thousand dollars in money to be invested in good funds at the discretion of John H. McElfresh, also my mulatto girl Maria now in the possession of my sister Christina. It is my will and desire and I do so order and direct that immediately after my decease my sister Christina shall go into the possession of the aforesaid farm of four hundred and fifty four and one quarter acres on which John H. Dixon now resides, and shall have and enjoy the whole productions and profits thereof. It is my will and desire and I do so order and direct that all the other property hereinbefore mentioned save what is put in trust for my sister Eleanor shall be in the hands of the said John H. McElfresh in trust, the said John H. McElfresh is to receive and collect all the nett proceeds of said real and personal estate and the same together with all the interest on Bank stock and other funds he shall pay over to my sister Christina to her own separate use during her natural life, whether she be covert or sole, and any receipt or acquittance of my said sister Christina though covert given to the said John H. McElfresh touching the trusts hereinbefore mentioned shall be as valid in law as if she was sole. And further it is my will and I do so order and direct that after the death of my said sister Christina all the real estate hereby devised to the said John H. McElfresh in trust for my sister Christina shall be sold and I do hereby authorize and empower the said John H. McElfresh to convey the same as fully as I could do, and the proceeds arising from said real estate together with the Bank stocks and other funds, and the increase thereof herein devised in trust for the benefit of my sister Christina shall be equally divided among the children of my sister Christina that may be then living share and share alike and should any one or more of her said children have died before said division then the child or children of such child or children shall come in for the same share that the mother or father would have been entitled to if living. Provided and it is my will and desire that no sale or division of the real & personal property herein devised and bequeathed to John H. McElfresh in trust for my sister Christina and her children shall be made until her youngest child arrive to the age of twenty one years.

Third, I devise and bequeath to my sister Theresia to her and heirs

and assigns forever all the following property to wit all that tract of land being part of a tract of land called "Tackers Chance" which I purchased of Samuel Flemming executor of Arthur Flemming his father containing one hundred and ninety four and a half acres of land more or less, also all that tract of land being also part of Tackers Chance" aforesaid which I purchased of Lewis P. W. Balch Trustee for the sale of the real estate of Joseph Flemming deceased containing one hundred and seventy nine acres and three eights of an acre of land more or less containing together three hundred and seventy three acres and seven eights of an acre of land more or less these two tracts lying contiguous and now making one farm whereon Joseph Flemming at present resides also all that tract of land which I purchased of Jacob Reaser Executor of William Michael containing seven and a quarter acres of land and ten perches more or less being part of a tract of land called "the Resurvey on Meadows" and through which the Baltimore and Ohio Rail Road passes, also all that tract of land being part of a tract of land called "Chesnut Ridge" containing fifty acres of land lying about six miles north west of Frederick and near the "Yellow Spring" also all that part of a tract of land lying on the Baltimore and Hagerstown Turnpike road and adjoining the lands of Nathan Hammond (of Dennis) and called "Altogether" which lies on the north side of said Turnpike road, also all that tract of land in two parts lying contiguous to the lands of Harry W. Dorsey through which the aforesaid Turnpike road passes called "Mantz's Fatigue" containing two hundred and sixteen acres of land more or less for a more full description of which I refer to my father Francis Mantz' last will and testament dated the 12th day of April 1822 also that lot of ground in Frederick town lying on Patrick Street and adjoining the dwelling of Mrs. Ott to her my said sister Theresia her heirs and assigns forever.

Fourth, It is my will & desire and I do so order and direct that my sister Theresia shall pay to Catharine Black a free coloured woman one hundred dollars in quarterly payments of twenty five dollars each in advance during her natural life. There is a chest of Home made linen in my house if there should be any of it left at the time of my death it is my wish that it shall be equally divided between my three sisters, Eleanor, Christina & Theresia.

And furthermore I do hereby make and constitute my said sister Theresia my residuary legatee and devisee and do hereby give and bequeath to her all my money choses in action and all the rest residue and remainder of my property real personal and mixed (not hereinbefore devised or bequeathed) of which I am now possessed, or of which I may be possessed at the time of my death to her my said sister Theresia her heirs and assigns forever. And finally I do hereby make constitute and appoint John H. McElfresh my whole and sole executor of this my last will and testament and I do revoke and annul all former wills heretofore made by me relying on his honesty and integrity to carry this my last will & testament into full & complete effect. In testimony whereof I have set my hand and