

cheap catalogues, and all charges incident to its care and management. The said library is to be kept open from nine o'clock A. M. until at or near sunset, except on Sundays and holidays.

*Fourth.* And in trust, after complying with and fulfilling the previous trusts, and purposes hereinbefore contained and expressed, to apply the remainder or surplus of the said net annual income, or so much thereof as may be necessary or desirable, to the increase and extension of the said library.

But I direct that no portion of my real estate aforesaid shall be sold by the Library Company for ten years after my death, nor then, unless it be absolutely necessary for the purposes of this trust, even if additional income should be derived therefrom; and in no case, unless the said sales are sanctioned by a decree of the Orphans' Court or a court of equity, which shall decide such sales are not in contravention of the spirit of this my will.

And in order to enable my executor to carry out the directions of this my will, I hereby authorize and empower him to grant, bargain, and sell any part or parts of my real estate, at public or private sale, for any price or consideration, with any restrictions, reservations, covenants, or conditions, for cash or on credit, taking security on the premises for the balance of the purchase moneys; or to let on ground rent, mortgage, exchange, or make partition of the same, or any part or parts thereof; and to seal, execute, and deliver all deeds, conveyances, mortgages, assurances, or other instruments,