

leave a balance of Forty five hundred (\$4500 =) dollars: or unless all the Children then surviving should agree to a sale.

The residue of my estate real personal and mixed I give devise and bequeath to all my Children share and share alike.

I hereby nominate and appoint as my executors my sons James W. Samuel H. and Stephen C. Phillips and request that they may be allowed to act as such without bond as surety.

Given under my hand and seal this seventeenth day of December A.D. 1876

Ja. B. Phillips

Made executed and published by the Testator as and for his last will and Testament, in our presence we being present together at the same time and attested by us in the presence of the said Testator.

Witnesses
Charles P. Harmon
Cecelia H. Phillips

In the Alexandria County Court May 15th 1876

The last will and Testament of James B. Phillips deceased was this day proven in open Court by the Oaths of Charles P. Harmon and Cecelia H. Phillips the subscribing witnesses thereto and ordered to be recorded.

Facts

In the name of God Amen I Lot. W. Crocker of the County of Alexandria and State of Virginia of the Age Fifty five years and upwards being of sound mind and memory do Make & publish this my last will and Testament in manner following that is to say

First I direct that my funeral charges the expenses of Administration my estate and all my debts be paid out of my personal estate and and if that be insufficient I expressly charge the payment thereof or of any deficiency upon the real estate whereof I may die seized or possessed and for that purpose I authorize my executors hereinafter named

namely to sell at public sale the whole or such part of my real estate as may be sufficient. Second I give and devise to my two Grand Daughters Ellen & Anna Stella Daughters of Charles W. Crocker deceased that portion of my real estate described as follows Commencing at the South West Corner of the farm wherein I now reside on the north side of the Columbian Turnpike and running thence north 8 degrees west forty five and a half rods thence north 83 degrees east eight rods thence south 8 degrees east thirty four and a half rods to the Columbia School Thence westerly along the north line of said

West line of said School lot ten rods or thereabouts to the corner of Columbia Turnpike Thence westerly along the said Turnpike to the place of Beginning Containing two acres of land to gather with all the appurtenances thereto belonging. Third I give devise and bequeath to my beloved wife Ellen H. Crocker forever all the rest and residue of my Estate Real and Personal of every name and nature. Fourth & Lastly I appoint my Brothers John Crocker and William Crocker and my wife Ellen H. Crocker Executors of this my last will and Testament hereby revoking all former Wills by me made. The Witnesses whereof I have hereunto subscribed my name this the twenty fourth day of September in the year one Thousand Eight hundred and seventy four

L. H. Crocker

We whose names are hereunto subscribed do Certify that Lot. W. Crocker the Testator subscribed his name to the foregoing instrument in our presence and in the presence of each of us and at the same time he declared in our presence and a hearing that the same was his last will and Testament and requested us and each of us to sign our names thereto as Witnesses to the execution thereof and which we have done accordingly in the presence of the Testator and of each other of the date of the said will

James Coleman residing at Washington in the District of Columbia

William Harmon residing at Georgetown

District of Columbia

Benton Russ residing at Washington in the District of Columbia

In Alexandria County Court August 25th 1876.

The last will and Testament of Lot. W. Crocker deceased was this day proven in open Court by the Oaths of James Coleman and Benton Russ the subscribing witnesses thereto and ordered to be recorded

Facts Louis C. Payne Clerk

At a County Court held for Alexandria County at the Court house of said County on Monday the 22nd day of July 1875 Present

Hon. James Sangster Judge

ordains That Charles Payne Horatio Ball Edwin Ball Post Wicks & J. B. Collett any three of whom may act do appraise the personal estate of Isaac Wilcox deceased and return the appraisement under their hands and in due form to the Commissioner of Accounts of this County.

State of Virginia

Alexandria County S.C.

Personally appeared before me Charles Payne Notary Public and Not. Walker they having been appointed by the County Court of Alexandria County at the July Term 1876 appraisers of the personal estate of Isaac Wilcox deceased late of Alexandria County and made oath in due form of law that they would faithfully perform their duty as such appraisers to the best of their judgment and truly and justly view and appraise the goods and chattels of the said Isaac Wilcox which shall be produced or shown to them for appraisement Given under my hand this 25th day of August 1876

Charles Payne
County Clerk

one note against P. F. Davis & John W. Davis	\$100
one note against P. F. Davis & John W. Davis	\$100
With a Credit of \$80	20
one note of C. H. Davis	196
one note with interest Dec 26 th 1874 against A. H. Scott	
By A. H. Scott	100
one note against S. B. Wilcox	175
one note against John A. Selzer @ 7 th interest	250
one note against S. B. Wilcox	300
one note against S. B. Wilcox	100
one note against Mrs. A. Selzer for \$215 on Collection	
by S. B. Wilcox	285
one O. & A. + Thomasas H. H. Bonds for \$500	
Quoted @ 77 th + 285	385
one note against Thomas Skinner for \$100	
With interest of \$60	40
	\$2051

Charles W. Payne
Notary Public
Robert Walker

Appraisers

In Alexandria County Court August 25th 1876 An Appraisement of the estate of Isaac Wilcox late of Alexandria County deceased was this day returned to Court examined approved and ordered to be recorded

Notary

Charles Payne
Clerk

This is the last Will and Testament of me Richard Southem Alexandria County in the State of Virginia First— I give and bequeath to my beloved daughter Mrs. Mary Sherr wife of Mr. William Sherr and to my Grand Children who are the children of the late Elmer Donaldson, an equal division of my real estate situate and being in the County of Alexandria, State of Virginia. Second— All my personal property, of every kind I equally divide with the parties above stated

Third— I will and bequeath to my three Great Grand Children the orphan children of the late Remond Richard Sherr the residue, whatever that may be, of the proceeds arising from the sale, by me, of Thirteen and one fourth acres of land to George Keith Esq. and should either of them have died the survivor or survivors to have such portion or portions as would have been coming to the deceased were they living; and further should, however, all three die in infancy then I will whatever may be due them, or left by them to the unmarried daughter of my daughter Mary Sherr; and should all of them be married then an equal division to be made. Fourth— Having made a sale of the land I owned in Lanesley parish, in the County of Durham in England, other than the mineral. (Coal) supposed to be contained therein— in the bowels of the earth— I will and bequeath to the parties named in the first paragraph of this Will, an equal division of whatever the value of the mineral alluded to may be sold for. I hereby appoint Joseph Sherr and Mary Sherr my Executors. In Witness whereof I have hereunto set my hand and Seal this 22nd day of August one thousand eight hundred and seventy four

Richard Southem (Seal)

Signed, Sealed, published, and delivered by the above named Richard Southem as and for his last Will and Testament in the presence of us, who at his request in his presence and in the presence of each other, have subscribed our names in witnesses thereto.

Robert R. Sherman
Maggie L. Vetch
Richard, Esq.

Codicil No 1

In order that no difficulty may arise in the construction of the above equal division I now state that they only include my real estate