I cannot at present make a will, as I desire to do, but whatever property is ~~will~~ left, will go equally to you & your brothers, without any deduction for any advances, which are discharged in my Ledger. — Debts must be first paids but there will be property left, which I hope you & your Brothers will agree to divide amicably, without contention. As I can earn nothing, I will consume as little as I can, and consult your Interests & those of the Family, in the best manner I am able.

I believe Mr Gracie has done well, in not making repairs the current year. — The rents balance do not amount to as much as I expected deducting Taxes & repairs ordered by the Corporation. If Colt Gibbs will take only $250. ~~in~~ on account of his advance I will pay the rest when I get more money, which I hope will be soon.

Our little Boy, is active & lively he talks & sings, incessantly: — his voice is sweet, & he knows parts of several tunes: — but Yanky Doodle, is a great favourite with him. Give my love to your dear Children, Eliza will be a fine Lady, Alfred a wise Philosopher, Wolcott, a genius, Orator or Poet, and my friend George, a Gentleman of high Honour and Honesty, who will be an honour to his Name & Family. Yours is a fine Family, of which I am proud. I hope you keep your Rooms warm & dry. Anthracite Coal, is precisely