

her children alive; at her death with particular reference being here made to Item 1 and 111 of the mentioned will for information regarding the identical lands here being conveyed and the terms and conditions of her will under which it passed to the said Agnes Lee Childers with it being intended that this deed shall cover and include all of the lands referred to in Item 111 of the will of the said J. Addie Huff regardless of the course and distance and metes and bounds description above incorporated.

THIS CONVEYANCE IS BEING MADE TO LLOYD H. CHILDERS IN TRUST FOR THE FOLLOWING USES AND PURPOSES TO-WIT:

1. To take possession of, to hold, manage, rent and collect the rents and profits therefrom;
2. To sell and convey by deed or deeds in fee simple, or lesser estate, for the best available price with the said trustee to be the judge of what is the best available price;
3. To use the proceeds of the rents and profits from the property to pay insurance premiums on the buildings located on the lands, surveyor's services, to pay taxes and to pay for minor necessary repairs. And if the rents and profits are not sufficient to make such payments then they may be paid out of the sales price of the lands;
4. Out of the proceeds of the sales of the lands real estate broker's commissions and other expenses incident to such sale shall be paid and likewise be paid therefrom any of the expenses set forth in Item 111 above which have not or cannot be paid from the rents and profits of the lands;
5. The net profits or rents on the said lands, together with the net sales price thereof, the trustee shall divide, share and share alike among the grantors hereof, who are: Hugh F. Childers; Janie C. Jeter; Lloyd H. Childers; Annie C. Goodwin; E. Paschal Childers; J. T. Childers; Mabel C. Ross; Robert C. Childers and Frances Childers;
6. Upon disbursement of the funds as aforesaid, the trusteeship shall cease and terminate;

The above described land is _____ the same conveyed to me by _____
 _____ on the _____ day of _____
 19____, deed recorded in office Register of Mesne Conveyance for _____
 _____ County, in Book _____ Page _____

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD ^{Trustee} all and singular the Premises before mentioned unto the said Lloyd H. Childers and his successors and assigns in trust for the purposes hereinafter set forth

Heirs and Assigns forever.

