

Being the same property that was conveyed to the grantor herein by deed of The Norwood National Bank, as Trustee, dated the blank day of February, 1927, and recorded in the R. M. C. Office aforesaid in Deed Book 116 at page 206.

The said Trustee shall have the following powers, and shall perform the following duties, to wit:

She shall pay all taxes on and the expenses of maintaining said property, with the right to re-imbusement out of the trust property if her own funds are used therefor; she shall use all reasonable effort to prevent waste of or to said property, and shall put the same to profitable use if and when reasonably possible, and shall accumulate all profits over and above taxes and maintenance expenses, and shall distribute to the said beneficiaries, or to his, her or their heirs, personal representatives, devisees or legatees, should one or more of said beneficiaries die prior to time of distribution, which shall be when the said Peter C. Cathcart becomes twenty-one years of age, or when he would have attained that age, should he die prior to becoming of said age, Provided, However: that said distribution shall be made if and when either of my said grandsons shall enter college as a regularly enrolled student thereof, if such event happens prior to the distribution date above fixed. Said Trustee shall have the power to sell and convey all or any part of said property, and to invest the proceeds of said sale (s) and any accumulations to said property, in such property, real and/or personal, without restrictions, as she may think wise, with the inexhaustible power to change investments, and her judgment in all such matters shall be final and conclusive; and she shall have the right to substitute any bank or other responsible party as trustee in her place and stead, and such substituted trustee shall have the same powers and duties as those given to the trustee herein named, except that no property shall be sold, and no investment made, without the written consent and approval of the within constituted trustee - Emma Poag Cathcart.

It is the intention of the parties hereto that no equitable right or title shall merge with any legal right or title.

The Fair market value of the within described property, at the date of the execution of this instrument, is \$24,000.00, and is not in excess of \$6,000.00 per beneficiary.

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 all and singular the Premises before mentioned unto the said _____
 Emma Poag Cathcart, _____ her

_____ Heirs and Assigns forever, in trust, however, for the uses and purposes herein stated, and for the benefit of the parties herein named as beneficiaries, all as herein provided.