The terms and conditions of this trust are as follows:

1. The said W. H. Brown shall hold title to the said property as Trustee for Robert Brown, collect the rents and profits therefrom and use such income if there be any such for taxes and other necessary expenses for the maintenance of the property;

2. That he may and can at his discretion sell the said lands or any portion thereof for reinvestment under the same terms and conditions with the purchaser of any such lands not being charged with the duty of seeing that such reinvestment is made;

3. Upon the said Robert Brown reaching the age of 21 years the said lands shall be conveyed to him by the Trustee by fee simple title and upon such conveyance being made the trust shall terminate;

4. Should the said Robert Brown not live to reach the age of 21 years then the trusteeship shall terminate and the said W. H. Brown, as Trustee shall convey the properties unto himself in his individual capacity by fee simple title;

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 W. H. Brown, as Trustee for Robert Brown, his successors Heirs and Assigns forever.