

To have and to hold all and singular the premises before mentioned unto the said James N. Hall, as Trustee, and his successors and assigns, forever, in trust, nevertheless, for the following uses and purposes:

(1) To hold and manage the within described property for the benefit of Rolly J. Hall for and during the life of the said Rolly J. Hall, and to pay over to Rolly J. Hall such income as may be derived from the property.

(2) On the death of the said Rolly J. Hall, to convey, in equal shares, the within described premises, free and clear of any trusts, to the child or children of the said Rolly J. Hall, the children of any deceased child to take the parent's share.

In the management of the within described property, the Trustee may allow the said Rolly J. Hall to occupy the within described premises in lieu of renting them to some third person; the Trustee shall follow the desires of Rolly J. Hall in this respect.

The Trustee is specifically empowered to convey the fee to the within described property by way of mortgage upon terms which are satisfactory to him, or to sell the same and reinvest the proceeds subject to the foregoing trusts; in the event, however, that the Trustee decides either to mortgage the premises or to sell the same, he shall do so only with the written approval of the said Rolly J. Hall. The said James N. Hall, as Trustee, shall be required to account only to Rolly J. Hall for his management of the property and for any trust funds coming into his hands.

And the said J. P. Stevens & Co., Inc., does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto James N. Hall, as Trustee, and his successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming