

acres, more or less, and bounded by lands of J. W. Poole, J. B. Hasson, L. L. Putnam and tract #1 of the estate of W. B. Anderson, being tract number two (2) of said estate, more particularly described by plat made by P. L. Krier, dated June 19th 1912, and attached hereto."

(b) "That tract in Fairview Township, containing one hundred forty-four and two-fifths (144-2/5) acres, more or less, and bounded by lands of Tom Bellett, W. L. Thomason, estate of John Farbl, W. L. W. Thomason, and tracts #5, 6, 7 and 1 of said estate of W. B. Anderson, being tracts numbers eight (8), nine (9) and ten (10) of said estate more particularly described by plats made by P. L. Krier, dated June 18th 1912, and attached hereto."

The two tracts last above described were conveyed to me by F. B. Craig and A. Selden Kennedy, executors of the estate of W. B. Anderson deceased, by two deeds, both bearing date December 24, 1912, and recorded in said office in Deed Book 26, at pages 160 and 161, respectively.

Together with all and singular of the rights, messuages, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining; excepting and reserving, however, the homestead exemption to which I am entitled under the laws of said state.

To have and to hold all and singular the premises before mentioned unto the said Title Guaranty and Trust Company and its successors and assigns forever, in trust, nevertheless, as to the whole and every part thereof, to and for the following uses and trusts:

(1) In trust to hold the legal title to said property, to rent, sell, mortgage, exchange and by any other method dispose of all of said lands as well as all lands and other property subsequently acquired hereunder by said trustee in exchange or otherwise, and subsequently acquired lands to be held upon the same trusts and limitations and any part or parts thereof in such manner as said trustee may believe to be for the best advantage of myself and my

creditors; to execute and deliver good and sufficient deeds and other instruments conveying or transferring the same to the purchasers thereof in fee simple or otherwise, with or without covenants of warranty; with full power at the discretion of said trustee to borrow money as often as it may deem advisable for the purpose of paying taxes or liens on said property or any part thereof, or of insuring or repairing buildings thereon or otherwise improving said property; and, for the purpose of securing the payment of notes or bonds executed for any of such purposes by said trustee or myself, to execute and deliver from time to time mortgages which shall be valid liens upon the property therein described, but which shall impose upon said trustee no corporate obligations to repay such loans or interest or attorneys' fees thereon; the power of sale hereby created not to be exhausted by one use thereof but to continue and be exercised as often as said trustee may think best.

(2) In trust to collect and receive the purchase price and rents of all land sold or leased by said trustee, and after reimbursing said trustee for all amounts which it may expend for taxes, insurance, repairs, improvements, attorneys' fees, costs of court and for any other purpose incident to the holding, protection, renting and sale of said property, including commissions to real estate agents and others for selling and renting any of said property, but it being agreed that said trustee shall be under no obligation to advance funds for any purpose, and after paying for the recording of this deed and a fee of twenty five dollars for preparing the same, and after deducting all amounts owing to said trustee for fire insurance premiums, commission to said trustee at the rate allowed by law to executors and all amounts due to said trustee for any reason, together with interest at the rate of eight per cent, per annum on all amounts advanced by or owing to said trustee from the dates when said amounts may become due, respectively, to pay to me the sum of one thousand

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