

and subject thereto I devise and bequeath the whole of my estate, real and personal to my said executor and executrix and to the survivor of them and to their successors in the trusts hereby created, in fee simple and absolutely to have and to hold the same to the use and for the trusts following that is to say;

Third. In trust as to my personal estate to appropriate the same to the use and benefit of my grand children William Nelson & Joseph Nelson sons of Robert Nelson deceased, in such manner as my said executor and executrix shall deem most advantageously to my said grand children. And I hereby authorize my said executor and executrix to sell and dispose of my said personal estate or any part thereof in case they shall deem it expedient so to do, having regard to the interest of my said grand children, and to receive the avails thereof, and to appropriate the same to the support and education of my said grand children.

Fourth. In trust as to my real estate to hold and stand seized and possessed of the same until the youngest of my said grand children shall have attained the age of twenty one years or in the event of the death of one of them, until the survivor of them shall have attained the age of twenty one years; and so long as my said executor and executrix shall continue to receive the rents, issues, and profits of my real estate under the dispositions of this will, to keep the buildings of such real estate, in all substantial and necessary repairs, and for that purpose, to appropriate so much of such rents, issues, and profits as may be necessary. And I hereby authorize my said executor and executrix to sell all or any part of my real estate, and to execute conveyances thereof whenever in their opinion it shall be for the best interests of my said grand children so to do; and I also authorize my said executor and executrix to receive the rents, issues, and profits of my real estate, so long as the same, or any part thereof shall remain unsold and held by them under this will.

Fifth. And it is my wish and I hereby direct my executor and executrix in case of the sale of the whole or any part of my real estate that they invest the proceeds of such sale in bonds and mortgages on unimproved real estate, in this state, with double the sum loaned thereon exclusive of buildings.

Sixth. It is my will and I direct my executor and executrix that they appropriate the rents, issues, and profits of my real estate, and in case the same or any part thereof shall be sold, the annual interest on the avails of such sale, to the support and education of my said grand children

in such manner as they may deem most advantageous to them.

Seventh. And I further direct that when the youngest of my said grand children shall have attained the age of twenty one years my executor and executrix shall convey, transfer, pay and make over to my said grand children William and Joseph, all my real and personal for my city, now remaining after the discharge of the trusts in this will contained. And further, my will is that my said grand children receive the equal and equal personal property share and share alike. And further it is my will that in case of the death of one of my said grand children without lawful issue, my executor and executrix shall convey, transfer, pay and make over to the survivor of them, when that survivor shall have attained the age of twenty one years, all my said real and personal estate remaining after the discharge of the trusts herein, and in the event of the death of both of my said grand children before attaining the age of twenty one years, without lawful issue, it is my will that my said executrix Mary Ann Nelson do have & take as her own property absolutely, all my estate real & personal remaining after the discharge of the trusts in my said will contained.

Eighth. It is my will and I hereby direct that in case one of my said grand children shall die before the youngest of them shall have attained the age of twenty one years and leave lawful issue, my said executor and executrix shall when and as soon as the said survivor of my said grand children shall have attained the age of twenty one years, convey, pay and make over all my real and personal estate remaining as aforesaid, one half to such surviving grand child, and one half to such lawful issue of the deceased grand child. And further it is my will that in case both of my said grand children shall die before attaining the age of twenty one years, and leave lawful issue, my said executor & executrix shall convey, pay, and make over all my said real and personal estate to such issue of my said grand children, one half to the issue of the one, and one half to the issue of the other.

Ninth. In case one of my said grand children shall die leaving lawful issue before one either of them shall have attained the age of twenty one years, it is my will and I direct that my executor & executrix appropriate the rents, issues & profits of my real estate and in case the same, or any part thereof shall be sold, one half the annual interest on the avails of such sale, to the support and education of the lawful issue of such deceased grand child so long as my executor and

executrix shall deem it expedient so to do, having regard to the interest of my said grand children, and to receive the avails thereof, and to appropriate the same to the support and education of my said grand children.