

distinct and undivided and said property and the improvements thereon also sold as one mass of property and for such price as was first obtained. The amount of the said proceeds to be a life estate in the said land and wife, fit and during her natural life.

Item I desire that my Executors at the death of my wife, the said Elizabeth Edwards, shall of public or private sale the same and distribute in the foregoing & I also wish after paying the legitimate expenses distribute the proceeds in hereditary portions.

Item I have already given to my beloved son Charles E. Edwards half of said to the value of Five Hundred Dollars and to my beloved son Augustus E. Edwards I have given half to the value of Two Hundred Dollars, which is an advancement to them and for which they shall receive in the distribution of my estate what may owe. I E. Edwards and my daughter Mrs. John Chamwell shall have received a like amount or be satisfied with their part of it, my father will that my sons Charles E. Edwards and Augustus E. Edwards pay interest on their several advancements at the rate of three per cent per annum on the valuation of said land herein expressed, because they already enjoy the use of said advancements.

Item I have also given to the children of my beloved son Joseph E. Edwards hereinafter to be born, real estate to be held in trust for their benefit to the value of Two Hundred Dollars which I hereby make an advancement and to be chargeable with interest at three per cent per annum on said valuation. And I further desire that they shall receive from the proceeds of the sale of the land sold after the death of my beloved wife an equal portion thereof to be received by my Executors in trust for the benefit of said children, leaving no nearly as possible to equalize my said children and my said grand children per stirpes.

After the death of my beloved wife I desire that my Executors shall sell said land and improvements, public or private sale and they may divide said proceeds equally and they may divide said proceeds equally between my three children, I Augustus E. Edwards and my daughter Mrs. John Chamwell and the children of my son Joseph E. Edwards and to be born in trust in favor of said children and to be paid out of the proceeds of said land sold. I desire that my Executors shall pay out of the proceeds of said land sold two hundred Dollars for the benefit of my beloved son Robert, whose unfortunate mental condition is such that he is not capable of managing property and will naturally be a charge upon his brothers and sisters to whom affectionate care I desire.

I have given my son E. E. Edwards and my daughter Mrs. John Chamwell one hundred and fifty Dollars each as an advancement to be accounted for and charged with interest on like terms as the other advancements herein provided.

I desire that my Executors collect the Insurance policy that I hold in my life that said Executors may to my said son E. E. Edwards and to my daughter Mrs. John Chamwell each a sum sufficient to make her and the children of Joseph E. Edwards and that the balance of the two thousand dollars so collected from the said Insurance policy be equally divided between my said sons and my said daughter and the said grand children in trust.

Upon the death of my said son Robert I desire that the portion of my estate herein bequeathed to him in trust be equally divided between my said son and daughter and my said grand children and I hereby appoint my son Augustus E. Edwards, E. E. Edwards and Trustees of the children of the said Joseph E. Edwards and my said son Robert Edwards.

I also hereby appoint my sons Augustus E. and E. E. Edwards my Executors of this my last Will and Testament. In witness