rights (viz) One third part of the Tract of Land whereon I now live of which my late husband
Thomas J. Austin died seized and possessed containing One Hundred and Thirty Seven acres more
or less also six negroes (viz) Hal a man about thirty years old John a boy about sixteen years
old Harriett a woman about twenty four years old and her three children Robert about five
years old Sophia about eighteen months old and Jesse about two months old also three
horses (one a steel and two bays) one new negro cart and gear one buggy two good beds bedsteads
furniture one walnut table two pine tables also the kitchen furniture and stock
of cattle & hogs now in my possession also all my interest and share in the estate of my late
father John Thomas Peden deceased not yet received by me to the said Hand McPeden
his successors in trust nevertheless for the sole separate and exclusive use of the said
Mary J. Austin during her life free from all liability for the debts contracts of any future
husband and after her death to her children hereafter born in wedlock should she again
marry and to her children now living in the manner following that is to say should she
have lawful issue hereafter born such child or children hereafter born shall first receive
the sum of Seven Hundred dollars each and then the remainder shall be equally divided
amongst such children of the said Mary J. Austin as hereafter may be born in wedlock
the four children now living viz Margret Jane Austin John Thomas Austin James
Alexander Austin and Mary Elizabeth Cellain Austin and if she shall have no child
hereafter born in wedlock then the whole of the property aforesaid after the termination
of the life Estate herein created shall be divided among the four children above named share
and share alike provided that the division amongst the children of the said Mary J. Austin
who may be born hereafter and the above named children now living shall not take place
until the death of her future husband should she again marry and in case her future
husband should survive her then the Trustee aforesaid and his successors shall give to him
the annual use and profits of the property aforesaid during the time of such future husband of the
said Mary J. Austin shall survive her and remain unmarried but on the marriage or death of
such future husband of the said Mary J. Austin after her death then the division of all the property
aforesaid real and personal shall be immediately made amongst her lawful issue as above
provided and in the manner above specified And the said Trustee and his successors shall have
power to consent to the sale of the interest she owns in the land whereon she the said Mary J.
Austin now lives and to invest the proceeds thereof and any other funds or proceeds of the
profits aforesaid not used in her support in purchasing blacks and securing the whole
of the title to be held by said Trustee for such trusts and uses as are herein before
stated and the said Trustee shall have power to sell any of the perishable property such
as negroes and also any cash funds in his hands of my estate together with such
proceeds to reinvest in other property and especially to purchase a negro girl to become with
the investment hereby authorised a part of the Trust Estate herein created to be held and dis
posed of like the other property herein specified provided that the Trustee aforesaid shall make
sale or purchase without the separate written assent of the said Mary J. Austin And the
Trustee aforesaid shall permit the negroes above mentioned and other personal property as well
as real estate to remain if desired by her in the possession of the said Mary J. Austin during
her life and shall not hire or rent the same against her wishes and consent and if any part of
said property is hired or rented then the proceeds shall be paid to the said Mary J. Austin
during her life on her separate receipt for the same but the said Trustee shall nevertheless at all times
have power to take into his possession the aforesaid when it may be necessary to prevent the same
being taken off and destroyed and at all times the right in law and Equity to institute suits
for protection and recovery for the better securing the said property for the uses and purposes herein
specified In Testimony whereof I have hereunto set my hand and seal this the month