said rest, residue and remainder of my estate as aforesaid, and the said accumulations thereof, during the minority of my said grand-daughter as aforesaid, and the property, stock or funds of all kind in which the same may be invested at the time of my said grand-daughter's death, in trust for the following uses and purposes, that is to say:

First. In case my said grand-daughter, Anna St. Clair Patterson, shall leave living at her death any child or children, or any descendant or descendants of any child or children of her's who may have died in her lifetime, then in trust for any and every such child or children of my said grand-daughter, Anna St. Clair Patterson, and any and every such descendant and descendants of any child or children of her's living at the time of her death, absolutely and in fee simple; if but one, to take the whole, if more than one, to be equally divided between them per stirpes and not per capita, and such descendant or descendants of any child or children to take only the part or share to which such child would have been entitled if living at that time.

Secondly. In case my said grand-daughter, Anna St Clair Patterson, shall not leave living (Mary L. Patterson) at her death any child or children, or any descendant or descendants of any child of her's, then in that case in trust to and for all my children then living, and the descendant and descendants then living of such of them as may be dead, absolutely and in fee simple; if but one, to take all, if more than one, to be equally divided between them per stirpes and not per capita.

And I hereby authorize, direct and empower the said trustee, William Patterson, to appoint by his last will and testament his successor or successors in this trust.

Whenever the words "income and profits", or "rents, income and profits", are used in this item or clause of my will, it shall be understood as the net income and profits and the net rents, income and profits after the payment of all taxes, charges, costs and expenses to which the said trust fund, property and estate shall be put to or answerable for.

And I also hereby authorize, direct and empower the said trustee, or his successor or successors in this trust, to consent and agree with my said children, James Wilson Patterson, William Patterson, in his own right, and Alice Patterson Harris, and the child, children, descendant and descendants of such of them as may die, to a division of my estate, as provided for in the fourth item of this will as he or they in his or their judgment may see fit and proper, and to unite in, execute, make and deliver all the necessary deeds, conveyances and instruments of writing, to accomplish the said division of my said estate as aforesaid. I grant and confer this power upon my said son, William Patterson, the said trustee, although he will be interested individually in the division of my said estate, as well as trustee, because I know it can be safely intrusted to him.

And I hereby authorize and empower the said trustee, and his successor or successors in this trust, to make sale or leases of such portion or portions of all of the said trust property from time to time, and upon such terms as he or they in his or their judgment may see fit and proper, and to reinvest from time to time as trustee, the money derived from such sale or sales, as he in his, or they in their judgment may see fit and proper; and I hereby authorize and empower him and them to make and execute such deeds, leases, conveyances, and all such instruments of writing as may be necessary to carry out the powers and