the parent of her natural life only, to be used, enjoyed and enjoyed by her for her benefit and support of herself and family during the said term of her natural life, nevertheless the fee in equal shares, at the death of the said M. E. Urquhart to such children of the said M. E. Urquhart as may be then surviving — But the said M. E. Urquhart, the said trustee, shall have the further right and privilege, and such right and privilege is hereby granted with the power to be exercised by her under and by virtue of this trust of Deed giving the power of appointment to by the attorney in fact for the purpose by a Court of Chancery of granting, selling and disposing of such tenement, or a sufficient part thereof, Quit charge any portion of the said tract of land with a mortgage for a term of years not exceeding ten thousand and forty two dollars and not exceeding twenty years, and for the purpose of raising money to make such improvements on the said building as selling thereby, and the money thus mortgaged or hypothecated shall be applied to the said building or selling thereby, and the money thus mortgage