

to the trustees aforesaid with the following express covenants and on the following express terms, which said covenants and terms are set forth in the said Deed of Conveyance, to wit: That the said trustees and their legally appointed successors in office should hold, own, occupy and use the said land for the said Baptist Church, so long as the said Baptist Church should use the said land for religious and Church purposes, and no longer, and that when the said Church should cease to use the said land for Church purposes or for religious worship, then the said land should immediately revert to and become the property of the said William M. Beaton; and with the further proviso that if the said Church build any buildings or put any improvements on the said land, then in case of a reversion to the said W. M. Beaton as aforesaid, the said buildings or improvements were to remain the property of the said trustees for the benefit of the said Church and to be at their absolute disposal, provided they should remove them from the said land; and whereas the said Religious Association known as the Baptist Church at Popkins Depot, were no longer wish to or desire to use the said land as a location for a house of worship or for any other religious purpose, testified by their said trustees solemnly before to this deed and signing and dating the same, by virtue of which the said property now absolutely reverts and is simple to the said W. M. Beaton, with the exception of a house of worship erected upon the said land by the said Church during the term they have held the same, Nam: Therefore, this Deed made and entered into this 17th day of November in the year 1877, by William M. Beaton and Antoinette his wife, and J. M. Corbitt, W. C. Stephenson, C. C. Lewis and J. C. Grayson trustees for the Baptist Church at Popkins Depot, of the first part and J. M. Corbitt, George C. Beaton, District School trustees for District number two in the County of Southampton and State of Virginia, of the second part, recollecting that the said William M. Beaton and Antoinette his wife de quibus gravam carry unto the said J. M. Corbitt, George C. Beaton, District School trustees for the District number two in the County of Southampton and State of Virginia the following real estate to wit: The said one acre of land (with the improvements thereon) aforementioned in this deed, it is hereby solemnly covenanted and agreed by and between the parties aforesaid that the said land is conveyed to the said school trustees for the special benefit of the Public School cause in the County aforesaid, to be used by them for the purpose of locating a Public School house for the School District No. 2, in the said County, and to be held by them for the said purpose so long as they shall use it for the purpose of locating a school house thereon, and so long as the said house is used shall be used as a public school house and no longer, and if and when any cause or at any time the said District School trustees should no longer desire to use and shall no longer use the said land as a location for a public school house, then and in that event the said land shall revert and become the property of the said W. M. Beaton, that is to say, the said W. M. Beaton and wife only, abate the said land to the said School trustees so long as they use it for public school purposes, and it is also covenanted and agreed, if during the time the said School trustees shall hold and manage the said land, they shall build a house on the said land, or if they shall purchase of the owner the house which is now on the said land, then in case of a reversion to the said W. M. Beaton of the said land by virtue