to wit: a certain tract of land situated in Southampton County containing 198 acres, more or less, bounded thus by the lands of Ed. Stephenson; South by Wm. C. Boyrick; West by Edmund Smith; and North by Wilson Jones of the late Jesse Eborn. But the above conveyance subject to all the provisions of a trust deed executed by the said Willis S. Vick & Rhoda A. Vick to Wm. A. Ingram Trustee, and recorded on 17th Feb. 1874 in the Clerk's Office of Southampton County; that is to say, that if the said Stephenson acquires no right or title to the said land under the said deed by the aforesaid trust deed is fully paid and satisfied, then the said Willis S. Vick & Rhoda A. Vick, or their heirs, or any person claiming under them, shall be entitled to the said land, and the said Stephenson acquires no right or title to the said land under the said deed, but if the said trust deed is not paid and satisfied, then the said Stephenson acquires the said land under the said deed, and the said Willis S. Vick & Rhoda A. Vick, or their heirs, or any person claiming under them, shall not be entitled to the said land, and