and herein before mentioned or any one which may hereafter be born between myself and my aforesaid wife shall arrive at the age of twenty one or marry which ever shall first happen they are to receive one half of the share a portion to which they may be entitled under this my will which shall be paid by my executrix hereafter named either in property out of my estate at its appraised value to be appraised at the time of the payment or in money as my executrix shall deem most advisable; and five years thereafter they are to receive the ballance of the portion to which they may be entitled which shall be paid them in like manner as the first half is herein provided to be paid; and thus successively as each child arrives at the age of twenty one or marries whichever first happens. they are to receive one half of the portion to which they may be entitled under this will, and five years thereafter the remaining half to be paid as before provided. but it is my express will that neither one of my children shall receive any part of the share to which they may be entitled under this will before arriving at the age of twenty one or marrying which ever may first happen and should either one of my children die before the happening of either event then my estate is to go to the survivor or survivors as the case may be; and should all of my children die before arriving at the age of twenty one or marrying. then and in that case the whole of my property real. personal. and mixed is to pass to my beloved wife Charlotte M Vail to be enjoyed by her in her own absolute right without remainder to any one