

the hands of an attorney for collection after maturity, I, J. E. FRAZER hereby, convey and warrant unto the said F.H.Parker, an undivided one-sixth interest, Josephine D. Ray, an undivided one-sixth interest, Sallie E. Frazer, an undivided one-third interest, Mary E. Lutz, an undivided one-third interest in the following described lands, lying and being situated in the City of Canton, County of Madison, State of Mississippi, to wit:-

35 feet off of the South side of Lot No. 20, on the West side of North Liberty Street, according to the map of said City prepared by George and Dunlap; Intending, hereby to convey all that lot lying South of and adjoining the lot conveyed by Mabel L. Stire to W.J. Lutz, on the 15th day of September, 1923, and all lands conveyed to F. E. Frazer and Mrs N. D. Walker by Mabel L. Stire, on November 28th, 1923.

To secure the payment of said note a vendor's lien on said property is hereby retained, and the said Grantees, by the acceptance of this deed, acknowledge a Vendor's lien on said property in the nature of a mortgage, with power of sale in said Grantor, or his assigns; and Grantor, or assigns, may enforce said lien, without recourse to the Courts, should there be default in the payment of any of said notes, by a sale of said property before the South door of the Court House in Canton, Mississippi, at public auction, to the highest bidder for cash, after having first given three week's notice of the time, place, and terms of said sale by posting notice thereof at the South door of the Court House in Canton, Mississippi, and after publishing said notice in a Newspaper published in said County for said time, and by advertising as is required by law for sales under deeds of trust, and may convey the property so sold to the Purchaser thereof by proper instrument of conveyance; and from the proceeds of such sale, there shall first be paid the costs and expenses of executing this trust, and, second, the indebtedness secured by this deed, and, should any balance remain, the same shall be paid over to the Grantees herein.

Witness my signature this, the 15th day of August, 1924.

(\$1.50 revenue stamp attached & cancelled)

J. E. Frazer

State of Mississippi)
Madison County :
District Number One)

Before me, the undersigned Authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County, and State, personally appeared the within named J.E. Frazer, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this, the 15th day of August, 1924.

(Seal)

R. E. Spivey, Notary Public.

W.J. Lutz and
Eleanor Lutz
To/Deed

F. H. Parker, Sallie E. Frazer,
Josephine D. Ray, & Mary E. Lutz

Filed for record the 20th day of
Aug., 1924 at 10:20 A.M.

Recorded the 20th day of Aug., 1924.

W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

For a valuable consideration, in cash paid to us, by F.H.Parker, Sallie E. Frazer, Josephine D. Ray, and Mary E. Lutz, the receipt of which is hereby acknowledged, we, W. J. Lutz and Eleanor Lutz, Husband and wife, bargain, sell, convey and deliver unto said F. H. Parker, Sallie E. Frazer, Josephine D. Ray, and Mary E. Lutz, the following described property, lying and being situated in the City of Canton, County of Madison, State of Mississippi; the interest of each of said Grantees to be as follows, to wit:-

F. H. Parker, an undivided one-sixth interest;
Sallie E. Frazer, an undivided one-third interest;
Josephine D. Ray, an undivided one-sixth interest;
Mary E. Lutz, an undivided one-third interest;

A strip of land lying just West of North Liberty Street, and just north of the right of way of the Railroad Track running from the Main line of the Illinois Central Railroad Company to the Pearl River Valley Lumber Company, described as follows, to wit:-

Beginning at a point at the intersection of said Railroad with the Spur track, which now runs out on our Property, and run thence West along said right of way of said railroad to a point 9 feet West of the West end of the Gasoline Tank now owned by the above Grantees, and run thence North to a point 15 feet South of said Spur Track, thence North-easterly to said Spur Track, and thence Southeasterly along said Spur Track to the point of beginning:

We, also, give to the above grantees the privilege of using said Spur Track for the purpose of spotting one car at a time opposite said Tank. Subject to W.J.Lutz contract with said Railroad Co. We, also, convey and quit claim to above Grantees a Right of Way described as follows:

Beginning at a point East of and adjacent to the said Tank on said property, and run South to the property now known as the "Fair Ground Property", thence due East, over the property of Grantors, adjacent to said Fair Ground property, to Liberty Street. Said right of way to be 8 feet wide. Only a one half interest in this right of way is conveyed to said Grantees together with the right to use same as a right of way. Both grantors and grantees to have the right to use same as a right of way. Any other right of ways are used by only and must be discontinued on 60 day notice.

Witness our signatures this, the 14th day of August, 1924.

Witness to Mrs Eleanor Lutz signature,
W. J. Lutz,
Mary E. Lutz

W. J. Lutz
Eleanor Lutz