

in all future events.

TO HAVE AND TO HOLD the above described property, together with all and singular rights, appurtenances thereto in anywise belonging unto the said Grantee herein, his heirs, successors and assigns forever I, Rhea Smith do hereby bind my heirs, executors and administrators to warrant and forever defend all and singular the said property unto said Grantee herein, his heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, and agree that the Grantee shall have the right at any time to redeem for Grantors by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Grantors, and be subrogated to the rights of the holder thereof.

Witness my hand this 10th day of May, 1930.

Rhea Smith.

Rhea Smith.

STATE OF MISSISSIPPI

COUNTY OF HINDS) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of May, 1930, personally appeared Rhea Smith to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(SEAL)

Lillian McMullin, Notary Public.

My Commission expires June 9th, 1932.

✓✓✓

R
F. S. Dunning, Trustee
(Lewis Ward)
To/Trustee's Special W.D.
Addie Travis

Filed for record the 11 day of Oct. 1930 at
12 o'clock and
Recorded the 11th day of November, 1930.

Aurie Sutherland, Clerk.

Whereas on November 10, 1928, Lewis Ward executed and delivered to me as trustee, a deed of trust securing an indebtedness, therein mentioned which deed of trust is duly recorded in the Chancery Clerk's office of Madison County, Mississippi in Record Book BL on Page 371 thereof;

And whereas on May 23, 1930 the indebtedness secured thereby was past due and unpaid, and I was requested by the owner of said indebtedness to execute said trust by a sale of the property therein described;

And whereas, on the 23rd. day of May, 1930, I did advertise the property described in said deed of trust, and hereinafter described, for sale, by posting a written notice thereof at the South door of the Court House in Canton, Mississippi, which notice remained so posted until removed by me on the day and hour of said sale; and I did also advertise said property by having a copy of said notice of sale published in the Madison County Herald, a newspaper published in said County in the issues of May 30th., June 13th., June 20th., 1930, proof of said notice posted and proof of said publication being attached hereto as Exhibits A. and B. to this instrument;

And whereas at the hour of 11.05 o'clock A.M. on June 23rd., 1930, I did offer said property for sale, at public outcry to the highest bidder, for cash, when Addie Travis appeared and bid therefor the sum of \$250.00, which bid being the highest and best bid offered, I did sell said property to the said Addie Travis for said sum;

And whereas said purchaser price has been paid to me and the same has been credited upon said notice, after first deducting the attorney's fees and expenses incident to said sale;

And whereas I have complied fully with the terms of said deed of trust, and with the law in such cases, both precedent and subsequent to said sale;

Now therefore in consideration of the premises, and the payment to me of said sum of \$250.00 by Addie Travis, the receipt of which is hereby acknowledged, I,

F. S. DUNNING, Trustee,

Do Hereby Convey and Warrant specially unto

ADDIE TRAVIS,

The following described property, lying and being situated in the City of Canton, County of Madison and State of Mississippi, to-wit:

A lot 40 feet by 95 feet out of the Southeast corner of Lot No. 16 in Fulton's Addition to the City of Canton, Miss., on the South side of Peace Street, West of the Illinois Central Railroad according to the map of said City as prepared by George & Dunlap, and being more fully described as follows: Beginning at the Southeast corner of said Lot No. 16 and running thence North 95 feet, thence West 40 feet, thence South 95 feet, thence East along the Southern Boundary Line of said Lot No. 16, 40 feet to the point of beginning.

WITNESS MY SINGATURE, this 23rd. day of June, 1930.

F. S. Dunning, Trustee.

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, a Notary Public in and for said County and State, the within named,

F. S. DUNNING,

who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 23 day of June, 1930.

(SEAL)

Meta Dinkins, Notary Public.

By virtue of the rights, powers and privileges vested in me under the terms of that certain deed of trust executed on November 10, 1928 and recorded in Book B. L. page 371 of the Chancery Clerk's Office of Madison County, Mississippi, by Lewis Ward, Grantor, to me as Trustee, the indebtedness secured thereby being past due and unpaid, and I having been requested by the holder of said indebtedness to execute said trust by a sale of the property therein described, I,

F. S. DUNNING, Trustee,

will, on Monday, June 23rd, 1930, within legal hours, at the South Door of the Court