

\$.50 revenue stamp attached & cancelled)

E. B. Harrell
W. R. Baughman
J. G. Loeb,
TRUSTEES.

State of Mississippi
County of Madison
District One

Personally appeared before me, the undersigned authority in and for said City, District, and State, the within named, J. G. Loeb, W. R. Baughman, and E. B. Harrell, each of whom acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned and under the authority and for the purpose herein expressed.

Given under my hand and official seal this the 30th day of November, 1925.

(SEAL)

R. E. Spivey, Jr., Notary Public.

W. L. Joyner
To W.D. & V.L.
George Anderson

Prin. of Deferred Payments \$3175.00
Int. 6% Exempt.

Filed for record the 11th day of Dec.,
1925 at 10:30 o'clock A.M.
Recorded the 14th day of Dec., 1925.

W.B. Jones, Chancery Clerk
A. O. Sutherland, D. C.

For and in consideration of the sum of FIFTY DOLLARS CASH in hand paid me, the receipt whereof is hereby acknowledged, and of the further sum of THREE THOUSAND ONE HUNDRED SEVENTY FIVE DOLLARS due me by George Anderson, as is evidenced by his eight promissory notes of even date herewith, due and payable to me or order, as follows, viz:

One Note for \$587.37 due Nov. 1st, 1921;
One note for \$563.56 due Nov. 1st, 1922;
One note for \$539.75 due Nov. 1st, 1923;
One note for \$515.94 due Nov. 1st, 1924;
One note for \$492.13 due Nov. 1st, 1925;
One note for \$468.32 due Nov. 1st, 1926;
One note for \$444.51 due Nov. 1st, 1927;
One note for \$420.70 due Nov. 1st, 1928,

Each of said notes bearing after its respective maturity interest at the rate of six per cent per annum, and ten per cent attorney's fees, if placed in the hands of an attorney for collection after maturity, I, W. L. JOYNER, do hereby CONVEY and WARRANT unto the said GEORGE ANDERSON forever, the following described land and building thereon, situated in Madison County, State of Mississippi, to wit;

The East Half and East Half West Half of the Southwest Quarter of Section Thirty-Three of Township Ten Range Four East; Containing in all 120 acres.

Should default be made in the payment of either of said promissory notes when due, then I or my assigns can, in my or my assigns' option, declare them all due and payable whether so by their terms or not, and sale can then be made of said property as hereinafter provided.

To secure the payment of said notes I and my assigns hereby retain a VENDOR'S LIEN Upon said property, and the said GEORGE ANDERSON, by the acceptance of this deed intends to make and acknowledge a lien upon said property in the nature of a mortgage with power of sale in me or my assigns, and I, or my assigns, may enforce said lien without recourse to the Courts if there shall be default in the payment of any of the said promissory 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 advertised the said sale as is required by law for the sale of lands under deeds in trust, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, I, or my assigns shall first pay the costs and expenses of executing said sale, and secondly pay the indebtedness secured and intended to be secured by this deed to the owners thereof, and should any balance remain I, or my assigns, shall pay it over to the said George Anderson or his assigns.

It is understood by the parties hereto that in the event the said George Anderson shall fail to pay either of the said promissory notes when due that he shall pay \$400.00 per year rental for the said property for each year and for as many years as he may have possession of the said property.

Witness my signature and seal this the 1st day of November, 1920.

(\$3.50 revenue stamp attached & cancelled)

W. L. Joyner, (SEAL)

State of Mississippi
County of Madison

Personally appeared before me, D. C. McCool, Chancery Clerk in and for the aforesaid county and state, W. L. Joyner, who acknowledged that he signed, sealed and delivered the foregoing instrument of writing as and for his act and deed and for the purposes therein mentioned on the day and year therein mentioned.

Witness my hand and official seal on this the 1st day of November, 1920.

(SEAL)

D. C. McCool, Chancery Clerk
A. O. Sutherland, D. C.