

Hans Greve, -
To/ Deed
John B. Vandell,
D. W. Vandell.

Filed for record on the 24th day
of January 1923 at 3:45 o'clock P.M.
Recorded on the 25th day of Jan.
1923.
D.C. McCool, Clerk
By A.O. Sutherland, D.C.

In consideration of the sum of Three Thousand Dollars (\$3,000.00) cash in hand to Hans Greve, and other valuable consideration, including the several promissory notes of the parties hereinafter named as grantees herein, secured by deed of trust on the lands hereinafter described, which notes evidence the balance of the purchase money paid for said lands on a basis of Thirty-one Dollars and Fifty Cents per acre, less an amount of Thirty Thousand Dollars (\$30,000.00) more or less in the shape of existing indebtedness now on said lands, which amount is to be assumed by said grantees, the said Hans Greve does hereby convey and warrant such title as he may have unto the said John B. Vandell and D. W. Vandell, the following described lands, lying and being situated in the county of Madison and State of Mississippi, to-wit:

All of Section Twenty-six and
All of Section Twenty-three; less & excepting the
W $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section Twenty-three; and
The W $\frac{1}{2}$ of Section Twenty-four; and
The W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 13; and E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 13, less
the N $\frac{1}{2}$ of NE $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 13, and
The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 13, and
The E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 14, and
The SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 14, all of said lands lying
in Township 8, Range 2, East, and containing 1820
acres, less one acre heretofore sold for church
purposes; the tract here conveyed containing 1819
acres, and being the same lands conveyed by E.F.
Mertz, to J.W.P. Lombard by deed of record in said
county in record book WWW on page 520.

It is distinctly understood that the purchase price of said lands is Thirty-one Dollars and Fifty Cents per acre, and that the grantees are to pay grantor this amount less the existing indebtedness on said place which amounts to some Thirty Thousand Dollars, more or less, with interest accruing on same up to January 1, 1920. The notes of the grantees secured by deed of trust to be given for whatever amounts represents the difference between the purchase price less Three Thousand Dollars (\$3,000.00) cash paid and the sum of indebtedness assumed by grantees amounts to.

Grantees to pay interest on all amounts after January 1, 1920, and not before then. Grantor is to collect the rent and pay the taxes for the year 1919.

It is further agreed as a part of the consideration of the execution of this deed, that immediately upon the failure of grantees to comply in matter of payments in all of the requirements of the two mortgages representing Thirty Thousand Dollars, more or less, the grantor shall have the right to immediately dispossess said grantees and enter upon said premises and grantees hereby agree that in such event they will immediately quit said premises. That the purpose of this provision is to prevent grantees, in the event of such default, from retaining possession of said property or any of the profits or proceeds of said property thereafter and that all profits and proceeds of said property after said default shall belong to the grantor herein, after first advertising same as required by law for sales under deeds of trust in Mississippi.

It is further agreed that the grantor may remain in possession of said property up to the 25th day of December 1919, without charge to grantor, but that grantor shall accord to the grantees every privilege consistent with grantor's selling his crop and equipment, - after the completion of which and before the 25th day of December, 1919, the grantor will vacate. The purpose of this provision is to consolidate the interest of grantees and grantor in that behalf.

Witness the signature of the said Hans Greve on this 1st day of September 1919.

Hans Greve

State of Miss.,
Madison County, SS
City of Canton

Personally appeared before me the above named Hans Greve to me known to be the person who signed and delivered the foregoing instrument and acknowledged the same, on the day and year therein mentioned.

(SEAL)

My commission expires
Jan. 21 1922

S.M. Riddick, Notary Public
Madison County, State of
Mississippi.

State of Mississippi, Madison County, City of Canton;

Personally appeared before me, the undersigned authority, duly commissioned to take and certify acknowledgements in and for said City, County and State, the within named Hans Greve, who acknowledged that he signed and delivered the above and foregoing instrument of writing, on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this, the 1st day of Sept. 1919.

My com. expires Jan 2, 1922 (SEAL)
\$27.00 revenue stamp attached and cancelled.

S.M. Riddick, Notary Public.