

R. C. Dukes,
To/Deed
D. M. Dukes,

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To/Deed
R. C. Dukes.

State of Mississippi)
Madison County)

For and in consideration of the sum of One Dollar to each of the undersigned in hand paid, and in order to make a division of certain property in which we are interested, therefore in consideration of the premises, the said undersigned D.M.Dukes hereby conveys and quitclaims to the said undersigned R.C.Dukes the following described land in Madison County, Mississippi:-

The E₁/₂ of the NW₁/₄ of the NW₁/₄ of Section 27, T. 8, R. 2, West;

and the said R.C.Dukes in consideration of the premises aforesaid hereby conveys and quitclaims to the said D.M.Dukes all the interest of the said R.C.Dukes in and to the real estate owned by the estate of G. N. Dukes, or what is commonly known as the G.N.Dukes estate, conveying the real estate owned by G.N.Dukes at the time of his death in the year 1906 in Madison County, State of Mississippi, and located in Section 27, T. 8, R. 2 West, in said County and State.

Witness our signatures the 11th day of November, 1922.

D. M. Dukes,
M. M. Dukes
R. C. Dukes

State of Mississippi)
Madison County)

Personally appeared before me the undersigned authority in and for said County and State, R. C. Dukes, and D. M. Dukes, and M. M. Dukes, his wife, who acknowledged that they signed and delivered said deed on the day and year therein mentioned as their own act and deed.

Given under my hand and official seal this the 11th day of November, 1922.

(Seal) D. C. McCool, Chancery Clerk.

File for record the 11th day of Nov.
1922 at One o'clock P.M.
Recorded the 11th day of Nov., 1922.
D. C. McCool, Chancery Clerk
A. O. Sutherland, D.C.

PRIN. OF DEFERRED PAYMENTS \$280.00, INTEREST 6%, EXEMPT.

IN CONSIDERATION of the sum of One Hundred Forty & 0/00 Dollars cash in hand paid us by P. R. Williamson, the receipt of which is hereby acknowledged, and of the further sum of Two Hundred Eighty & 00/100 Dollars due us by said P. R. Williamson, as is evidenced by his two promissory notes of even date herewith, due and payable to us or order, as follows, viz:-

One Note for \$140.00 Due Six Months after date,

One note for \$140.00 due Twelve Months after date,

Each of said notes bearing interest after its respective date at the rate of 6% per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity, we John B. Howell, A. K. Foot, A. H. Caughen, do hereby convey and warrant unto the said P. R. Williamson forever, the following described real estate, towit:-

LOTS 1 - 2 - 3 - 4 - 5 & 6 in BLOCK TWO, in "CENTER TERRACE", a residence section lying East of and partially within the city limits of the City of Canton, in Sections 19 and 20, Township 9, Range 3 East, Madison County, Mississippi. Same being the place formerly owned by John B. Howell, A. K. Foot and A. H. Caughen, and a plat of which was recorded in the Chancery Clerk's office at Canton, Madison County, Mississippi, on the 2nd day of November, 1921.

This deed is made by us and accepted by the vendee upon the following express conditions, limitations and restrictions, towit:-

First. Should default be made in the payment of either of said promissory notes when due, then we or our assigns can in our or our 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.

Second. To secure the payment of said notes we or our assigns hereby retain a vendor's lien upon said property, and the said grantee 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 us or our assigns, and we or our assigns may enforce said lien without recourse to the Courts by a sale of said property, before the South Door of the Court House in Canton, Miss., at a public auction, to the highest bidder, for cash, after having given three weeks' notice of the time and place of sale, by posting a written or printed notice thereof at the South door of the Court House in said County, and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchaser thereof by proper instruments of conveyance; and from the proceeds of said sale; we or our assigns shall first pay the costs and expense 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 we or our assigns shall pay it over to the said grantee or his assigns.

Third. This deed is delivered and accepted upon condition that the title to the land herein conveyed shall immediately revert to the grantors in case it shall ever be sold, transferred or leased to any negro or negroes, or to any person for the use or occupancy by any negro or negroes, and upon the further condition that no building shall be erected on said land nearer the street than twenty-five feet from inside sidewalk line.

The grantors shall pay the taxes for the year 1921.