

Vendor's Lien retained in this deed cancelled in full Feb. 2nd 1926 Mrs. F. C. Howell Transferee

J. R. Davis
Bessie L. Davis
To W. D. & V. L.
W. B. Phelps
Gladys W. Phelps

*Attest: W. B. Jones Clerk
A. O. Sutherland & Co.*

Filed for record the 6th day of Jan., 1926
at 12:45 P. M.
Recorded the 8th day of Jan., 1926.

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

In consideration of the sum of Five Hundred Dollars cash in hand paid me by W. B. Phelps and Gladys W. Phelps the receipt of which is hereby acknowledged; and the further consideration of the sum of Five Hundred dollars evidenced by the one note of the grantee herein, due and payable as follows:

One note for \$500.00 due one year after date, *Paid 2/2/1926.*

each of said notes bearing interest after its respective date at the rate of 6 per cent, per annum, and ten per cent additional if placed in the hands of an attorney for collection, after maturity, we, J. R. Davis, and Bessie L. Davis, wife, hereby convey and warrant unto the said W. B. Phelps and Gladys W. Phelps the following described tract or parcel of land lying and being situated in Madison County, Mississippi, to wit,

That certain lot situated in the City of Canton, described as follows: Beginning on the South side of Semmes St., and on the East side of Liberty St., and running thence east along the South side of Semmes St., 200 ft., thence South 66-2/3 ft., thence west 200 ft., to Liberty St., and thence north to the point of beginning.

(The grantee assumes any liability which there may be on account of assessments for street paving or curbing in front of the property here conveyed.)

Grantee herein shall have the right to pay any or all of said notes at any maturity date, and only earned interest will be collected.

Failure of grantee to pay any one of said notes at its respective maturity shall, ipso facto, cause all of said notes to become due and payable at once, and Grantor may proceed to enforce the payment thereof as hereinafter provided.

A vendor's lien is hereby reserved by the Grantor herein to secure the prompt payment of the above notes, at their respective maturities, and the said Grantees by the acceptance of this deed acknowledges a vendor's lien in the nature of a mortgage, with Power of sale in Tip Ray, Trustee; and the said Tip Ray, Trustee, may enforce said lien without recourse to the Courts, if there shall be default in the payment of any of said notes by a sale of the property before the South Door of the Court House, in Canton, Mississippi, at public auction to the highest bidder, for cash, after having given three weeks' notice of the time, place, and terms of said sale, by posting a notice thereof at the South Door of the Court House in Canton, Mississippi, and by publication for three weeks, as is required by law for sales under a deed of trust; and may convey the property so sold to the purchaser thereof by proper instrument of conveyance; and from the proceeds of said sale, he shall first pay the costs and expenses of executing this sale, and second, pay the indebtedness secured hereby, and, should any balance remain, he shall pay the same to the Grantee herein.

Witness my signature this the 2nd day of Oct., 1925.

(\$1.00 revenue stamp attached & cancelled)

J. R. Davis,
Bessie L. Davis.

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. R. Davis, & Bessie L. Davis, wife, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein written, and as and for their act and deed.

Given under my hand and official seal this the 6 day of Oct., 1925.

(SEAL) S. M. Riddick, Notary Public.,
My commission expires January 2nd, 1926.

Lucile S. Melton
To W. D.
Samuel L. Wilson

Filed for record the 30th day of Dec.,
1925 at 12:45 O'clock P. M.
Recorded the 8th day of Dec., 1926.

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

For a valuable consideration in cash, paid to me by Samuel L. Wilson, the receipt of which is hereby acknowledged, I, Lucile S. Melton, hereby convey and warrant unto the said Samuel L. Wilson, the following described lands in Madison County, Mississippi, to wit:-

NE 1/4 NW 1/4 less one acre in the SW Corner Sec. 5; Also N 1/2 NE 1/4 Sec. 5, also all of the NW 1/4 NW 1/4 North and West of a line drawn from the SW Corner to the NE Corner of said NW 1/4 NW 1/4 Sec. 4, all in T 8 R 3 E, also the S 1/2 S 1/2 Sec. 32 less 10 acres in the SW Corner of same, also S 1/2 SW 1/4 Sec. 33, also S 1/2 SW 1/4 Sec. 33, also 22.8 acres in the SE Corner of NE 1/4 SW 1/4 Sec. 33 and being further described as the NE 1/4 SW 1/4 of said Sec. 33, less 12 acres off the North end of same and less 5.2 acres off West end of the remaining acres, all in T 9 R 3 E.

Witness my signature this 29th day of October, 1925.

Lucile S. Melton

(\$6.00 revenue stamp attached & cancelled)