

Witness my signatures this the 19th day of March, 1926.

Mary Davis,

Witnesses: F. E. Allen,  
G. M. Pepper

State of Mississippi)

Madison County

Personally appeared before the undersigned Notary Public for the City of Canton in said County, the within named F. E. Allen, one of the subscribing witnesses to the foregoing deed, who being duly sworn deposeth and saith that he saw the above named Mary Davis whose name is subscribed thereto, sign and deliver the same to the above and named R. E. Dixon, that he, this deponent subscribed his name as a witness thereto in the presence of the said Mary Davis and that he saw the other subscribing witness G. M. Pepper sign the same in the presence of the said Mary Davis and in the presence of each other, on the day and year therein named.

In testimony whereof, Witness my hand and seal of office, this the 5th day of May, 1926.

Elesa Woodruff, Notary Public

(SEAL)

I. A. Dobson  
Clyde Edwards  
To W. D. & V. L.  
Walter Saddler

Filed for record the 30th day of April, 1926 at 3:30 o'clock P.M.  
Recorded the 15th day of May, 1926.

W. B. Jones, Chancery Clerk  
H. D. Lane, D.C.

For and in consideration of the sum of Four Hundred (\$400.00) DOLLARS, cash in hand paid us, the receipt whereof is hereby acknowledged, and the further consideration of the sum of Three Hundred and Thirty-six (\$336.00) Dollars, evidenced by three notes of the grantee herein as follows:

One note for \$106.00 due April 30th, 1927  
One note for \$112.00 due April 30th, 1928  
One note for \$118.00 due April 30th, 1929

each of said notes bearing interest at the rate of six per cent per annum from maturity, and 10% attorneys fees if placed in the hands of an attorney for collection after maturity, we, I. A. Dobson, and Clyde Edwards hereby convey and warrant to Walter Saddler the following described tract or parcel of land lying and being situate in the County of Madison, State of Mississippi, towit:-

57½ by 160 feet out of Lot No. 11, and house situated thereon, on the South side of Hill Street, in the City of Canton, Miss., and further described as follows:

"One house and lot situated in the City of Canton on the South side of Hill Street, beginning at a stake at the E.E. Corner of a Lot owned by John Webb, colored, run along Hill Street East 57½ feet to a stake, thence South 160 feet to a stake, thence West 57½ feet to a stake, thence North along John Webb's Line 160 feet to point of beginning; being the same Lot conveyed to Thomas L. Tucker by R. C. and Ben Randel by deed dated May 9, 1908, and of record in said County in Book PPP at page 176, and being the same Lot now occupied by Alex Hamblen.

Grantee shall have the right to pay any or all of said notes at any maturity date and only earned interest will be collected. Should any of the above notes be not paid at its maturity then the grantors herein may declare them all due and payable whether by their terms or not and grantors may proceed to enforce the payment thereof as hereinafter provided.

A vendor's lien is hereby reserved by the grantors herein to secure the payment of the above notes and the said grantee by the acceptance of this deed acknowledges a vendor's lien in the nature of a mortgage with powers of sale in F. S. Dunning, Trustee, and the said F. S. Dunning, 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 notice of the time and place and of 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 purchaser thereof by proper deeds of conveyance; and from the proceeds of said sale he shall first pay the costs and expenses of executing said sale, and second pay the indebtedness secured thereby, and should any balance remain he shall pay the same to the grantee herein.

Taxes for year 1926 to be prorated.

Witness our signatures this the 30th day of April, A.D. 1926.

I. A. Dobson  
Clyde Edwards

State of Mississippi)

County of Madison

Personally appeared before me, H. B. Harrell, Mayor of Canton, Miss., in and for the aforesaid county and state, and city of Canton, the within named I. A. DOBSON and Clyde Edwards, who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and seal of office on this the 30th day of April, A.D. 1926.

(SEAL) H. B. Harrell, Mayor of Canton, Miss.