

I. H. Hart
To/W.D.
Lula Murphy

Filed for record the 21st day of
Mch 1921 at 12 o'clock M.
Recorded the 22nd day of Mch, 1921.

In consideration of the conveyance to me by Lula Murphy of certain property this day conveyed to me, the receipt of which is hereby acknowledged, I, I. H. Hart, do hereby convey and warrant unto the said Lula Murphy the following described lands, lying and being situated in the County of Madison, and State of Mississippi, to wit:

10 acres in the South East Corner of the South West Quarter of the North East Quarter of Section 8, Township 10, Range 4 East. ALSO, the West Half of the North East Quarter of the South East Quarter of Section 8, Township 10, Range 4 East, containing in all 30 acres, more or less, and being the same lands conveyed to me by JW and W M Temple by deed recorded in said County in record book ZZZ page 163, reference being here made thereto. Said lands are no part of my homestead.

Said Lula Murphy is to collect the rents and pay the taxes on said lands for the year 1921.
Witness my signature and seal on this March 21st, 1921.

State of Mississippi) I. H. Hart.
Madison County.)
City of Canton)
County, and State, the within named I H Hart, who acknowledged that he signed and delivered the foregoing deed on the day and year therein mentioned.
Given under my hand and official seal at Canton, Miss., on this the 21st day of March, 1921.
(\$1.20 recording fee paid) (SEAL) Tip Ray, Notary Public.

J. E. Frazer,
To/W.D. & V.L.
I. H. Hart.

Filed for record the 21st day of
Mch, 1921 at 12 o'clock M.
Recorded the 22nd day of Mch, 1921.

In consideration of the sum of One Dollar cash in hand paid to me by I. H. Hart the receipt of which is hereby acknowledged, and the further sum of Five Thousand one hundred sixty & 51/100 Dollars due me by him as is evidenced by his 6 promissory notes of even date herewith, due and payable to me or order, as follows, viz:-

- One note for \$1000.00 due Oct 1st, 1920 after date
- One note for \$ 710.51 due Nov 1st, 1920 after date
- One note for \$ 930.00 due Nov 1st, 1921 after date
- One note for \$ 885.00 due Nov 1st, 1922 after date
- One note for \$ 840.00 due Nov 1st, 1923 after date
- One note for \$ 795.00 due Nov 1st, 1924 after date

Each of said notes bearing interest after its respective maturity at the rate of 6% per annum, interest payable annually, and 10% attorney's fee, if placed in the hands of a lawyer for collection after maturity I, J. E. Frazer convey & warrant to I.H. Hart forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to wit:

All that part of the S $\frac{1}{2}$ NW $\frac{1}{4}$ North of the Collins Ferry road Sec-8 Town 10 Range 4 East cont. 63.2 acres. All SW $\frac{1}{4}$ NE $\frac{1}{4}$ North of Collins Ferry road less 10 acres in S.E. Cor. and all W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ North of the Collins Ferry road, all in Sec 8 Town 10, Range 4, East cont. 3018 acres and NE $\frac{1}{4}$ NW $\frac{1}{4}$ less 4 acres described as beginning in the S.E. corner running West 840 feet, thence North 210 feet, thence East 840 feet thence South 210 feet to beginning, Section 9, all above lands being in Town 10, Range 4 East. Also, W $\frac{1}{2}$ NE $\frac{1}{4}$ Sec 16 Town 10 Range 4 East, cont. 80 acres. As to the lands in Section 16 the said J.E. Frazer conveys only his unexpired leasehold as to same.

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

To secure the payment of said notes the Grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees 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 grantor or assigns, and grantor may then enforce said lien without recourse to the Courts, if there shall be default in the payment of any of said promissory notes, by a sale of said property, before the south door of the Court House in Canton, Madison County, Mississippi, at public auction, to the highest bidder, for cash, after having given three weeks' notice of the time, terms, and place of sale, by posting a written or printed notice thereof at the South door of the Court House in said City, and 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, sold to the purchasers thereof by proper instruments of conveyance; said J.E. Frazer reserving the right to purchase for himself at said sale; and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale, and second, pay the indebtedness secured and intended to be secured by this deed to the owners thereof; and should any balance remain said grantor or assigns shall pay it over to the said I. H. Hart, or his assigns. The said I.H. Hart, is en-

400-1426
J.E. Frazer
11/10/20
J.E. Frazer