

A. Eldridge
To/W. D.
Oscar Harris, Jr.

FILED for record the 4th day of
Jan., 1926 at 9:50 o'clock A. M.
Recorded the 8th day of Jan., 1926.

W. B. Jones, Chancery Clerk

In consideration of the sum of Two Hundred & No/100 Dollars, cash in hand paid me, by Oscar Harris, Jr., the receipt of which is hereby acknowledged, and the further consideration of the sum of Four Hundred Fifty Four & No/100 Dollars, evidenced by the Eight Notes of the Grantee herein due and payable as follows, towit:-

One note for \$62.00 due six months after date
One note for \$60.50 due Twelve months after date
One note for \$59.00 due Eighteen months after date
One note for \$57.50 due Twenty-four months after date
One note for \$56.00 due Thirty months after date
One note for \$54.50 due Thirty-six months after date
One note for \$53.00 due Forty two months after date
One note for \$51.50 due Forty eight months after date

Each of said notes bearing interest after their respective maturities, at the rate of six per cent per annum, and ten per cent additional if placed in the hands of an attorney for collection, after maturity, I, A. ELDREDGE hereby CONVEY AND WARRANT unto the said OSCAR HARRIS, JR., the following described tract or parcel of land, lying and being situated in Madison County, towit:-

17.5 feet off South side of Lot 3, and 16 feet off North side of Lot 4, in Block "A" of Millers Subdivision of part of Calhoun's Addition to City of Canton according to plat thereof of record in the Chancery Clerk's office of said County.

I intend to convey and do convey the house and lot on South Liberty Street now occupied by said Oscar Harris, Jr., whether properly described herein or not.

Grantor 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 Oscar Harris, Jr., 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 2nd day of January, 1926.

(\$1.00 revenue stamp attached & cancelled)

A. Eldridge

State of Mississippi
Madison County
District Number One

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgments in and for said District, County and State, personally appeared the within named A. Eldridge, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned, and as and for his act and deed.

Given under my hand and official seal this, the 2nd day of January, 1926.

(SEAL)

R. E. Spivey, Jr., Notary Public.

Mrs R. V. Brand
To/Q. C. Deed
Mrs Annie Hughes Myers

Filed for record the 29th day of
Dec., 1925 at 9 o'clock A. M.
Recorded the 8th day of Jan., 1926.

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

For and in consideration of One Dollar (\$1.00), cash paid in hand and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mrs R. V. Brand, formerly Adele Heron, do hereby CONVEY AND QUIT CLAIM unto Mrs Annie Hughes Myers the following described land and property situated in Madison County, Mississippi, and being more particularly described as follows, towit:-

Lots 3, 6, 7 and 8 in Block 33 of the Highland Colony, according to map or plat thereof which is of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which is made in aid hereof.

Witness my signature, this the 19 day of November, 1925.

Mrs R. V. Brand