

State of Texas,  
County of Lamar,  
City of Paris.

Personally appeared before me, a Notary Public, in and for said City, County and State, the within named J. J. Culbertson, Jr., President and F. S. Farrell, Secretary-Treasurer, of the Busbert Gin Company, who acknowledged that they each signed and delivered the foregoing deed on the day and year therein mentioned, as the act and deed of the Busbert Gin Company and that they were thereunder to duly authorized to execute same by the Directors of said Corporation.

Given under my hand and official seal at Paris, Texas, this the 29th day of April 1922.

\$2.50 revenue stamp attached and cancelled.

J. R. Gill, Notary Public (SEAL)

At a regular meeting of the Board of Directors of the Busbert Gin Company, held at the Offices of said Company, in Paris, Texas, on this the 29th day of April 1922, the following Resolution was adopted and ordered to be spread upon the Minutes of said Corporation.

"Resolved that the sale of the Gin Property in Madison County, Mississippi, made by F. S. Farrell, to J. D. Mann, for a cash consideration of \$2500.00, be and the same is hereby ratified and confirmed, and J. J. Culbertson, Jr., President and F. S. Farrell, Secretary-Treasurer of the Busbert Gin Company, be and they are hereby authorized and directed to execute and deliver to J. D. Mann a Warranty Deed, in consideration of the sum of \$2500.00 cash to be paid on delivery of said deed, conveying to the said J. D. Mann, that certain property, situated in Madison County, State of Mississippi, described as follows:

Lots 15 & 16 of Ella J. Lee's Second Addition to Madison, in Block 1 of said Addition as shown by map or plat of said Addition duly of record in the Chancery Clerk's Office in said County, and being the Gin Property situated in the NW $\frac{1}{4}$  SE $\frac{1}{4}$  Sec. 8, Twp. 7, Range 2 East, on which is situated the Gin and Seed House, and which was conveyed to the Busbert Gin Company by A. J. Buston by Deed recorded in said County in Book UUU, page 507.

I hereby certify that the foregoing is a true and correct copy of Resolution passed on this date and duly spread upon the Minutes of the Busbert Gin Company.

F. S. Farrell, SECRETARY-TREASURER.

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Leontine Hesdorffer,  
To/ DEED  
Drucilla Reid.

Filed for record on the 4th day of May  
1922 at 9:15 o'clock A.M.  
Recorded on the 4th day of May 1922.

IN CONSIDERATION of the sum of Two Hundred Twenty Six & No/100 Dollars cash in hand paid to me by Drucilla Reid, the receipt of which is hereby acknowledged, and the further sum of Four Hundred eighty four & 00/100 DOLLARS, due me by her as is evidenced by her 4 promissory notes of even date herewith, due and payable to \_\_\_\_\_ or order, as follows:

viz:

- One Principal Note For \$150.04 due One Year after date.
- One Principal Note for \$143.78 due Two Years after date.
- One Principal Note for \$137.52 due three years after date.
- One principal note for \$131.26 due four years after date.

Each of said notes bearing interest after it's respective maturity at the rate of 6 per cent per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity, I, Leontine Hesdorffer, hereby convey & warrant to the said Drucilla Reid forever, the following described real estate, lying and being situated in City of Canton, Madison County, State of Mississippi, to-wit:

That certain lot situated on the Corner of Tuteur & Cameron Streets, - said Lot lying on the East side of Cameron Street and on the South side of Tuteur Street, and being approximately 87 feet along Cameron Street and running back on Tuteur Street to the wire fence that separates said Lot from the Lot sold I. A. Dobson, by Leontine Hesdorffer, and being the same Lot now occupied by Drucilla Reid, as a homestead.

Said grantee is to keep said property insured for not less than \$400.00 during continuation of this indebtedness, with loss clause payable to Leontine Hesdorffer.

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 so by their terms or not, and sale then can be made of said property as hereinafter provided.

To provide 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 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, Miss., and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale,