

One note for \$106.00 due Four years 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, I. A. DOBSON hereby CONVEY AND WARRANT unto the said PHILLIP ARMSTRONG the following described tract or parcel of land, lying and being situated in Madison County, towit:-

The South part of Lot 9 on the East side of Walnut Street in the City of Canton, according to George and Dunlap's map of said City made in 1898, and further described as: Beginning at a point 80 feet South of the South East corner of the intersection of West Academy and Walnut Streets on the East side of Walnut Street, and run South 50 feet, thence East 100 feet, more or less, thence North 50 feet, thence West to point of beginning being the same Lot conveyed to Grantor by Leontine Hesdorffer by deed in Book One page 233.

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 Phillip Armstrong 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 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 16th day of December, A.D. 1925.

(\$1.00 revenue stamp attached & cancelled)

I. A. Dobson

State of Mississippi
County of Madison
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 I. A. Dobson, 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 16th day of December, A.D. 1925.

(Seal)

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

✓ ✓ ✓

John H. Busse
Hannah F. Busse
To/W.D.
Ralph Busse
Esther A. Busse

Filed for record the 28th day of Dec., 1925 at 2 o'clock P.M.
Recorded the 8th day of Jan., 1926.

W. B. Jones, Chancery Clerk

For a valuable consideration, cash in hand, paid by Ralph Busse and Esther A. Busse, receipt of which is hereby acknowledged, we, John H. and Hannah F. Busse, husband and wife, hereby CONVEY AND WARRANT forever, unto the said Ralph Busse and Esther A. Busse, the following described tract or parcel of land, lying and being situated in the City of Canton, Madison County, Mississippi, towit:-

Beginning at the SW Corner of Lot No. 24 on the West side of North Liberty Street, according to the map of City of Canton, prepared by George and Dunlap, run thence North 95 feet, thence East 45 feet, thence South 95 feet, thence West 45 feet to point of beginning.

We intend to convey and do convey a lot 95 feet North and South and 45 feet East and West out of the SW Cor. of said Lot 24 of North Liberty Street.

Witness our signatures this the 13th day of November, 1925.

John H. Busse
Hannah F. Busse

State of Mississippi
County of Madison)

Personally appeared before me, the undersigned officer duly commissioned to take and certify oaths in and for said County and State, the within named, John H. Busse and Hannah Busse, husband and wife, who acknowledged to me that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned, as and for their act and deed.

Given under my hand and official seal this the 28th day of Dec., 1925.

(Seal)

\$50 revenue stamp attached & cancelled

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