

Lien in the nature of a mortgage, with Power of Attorney in Tip Ray, Trustee; and the said Tip Ray may enforce said lien without any costs of Court, if there shall be default in payment of said note, by sale of said 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 (3) weeks notice of the time, place, and terms of said sale by posting one notice thereof at the south door of the Court House in Canton, Mississippi, and by publication of said notice for three weeks, as is required by law for sales under deeds 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 incident to said sale, and second, pay the indebtedness secured hereby, and, should any balance remain, he shall pay the same to the Grantee herein.

It is further understood and agreed that upon failure of Grantee herein to pay any of the above mentioned notes which he assumes, as above set out, promptly at maturity, then the holder of the vendor's lien note here reserved, may call same due and enforce the collection as above set out, for default of same.

Witness our signatures, this 8th day of November, 1928.

J. E. Richardson,  
Helen Richardson

State of Mississippi)

County of Madison )

Personally appeared before me, the undersigned officer duly commissioned and qualified to take and certify acknowledgements in and for said County, and State, the within named J. E. Richardson and Helen Richardson, Husband & wife, who acknowledged that they signed, sealed, and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal, this 8th day of November, 1928.

(SEAL) Meta Dinkins, Notary Public.

✓ ✓ ✓

No. 9522  
Ex Partes Henry Watkins et al. Henry Wilson  
(Henry Watkins, John Wilson, Georgia Lee Jackson /  
Final Decree confirming Sale, etc.

Filed for record the 17 day of Dec  
1928 at 3:30 o'clock P. M.  
Recorded the 22nd day of Jan 1929

W.B.Jones, Chancery Clerk  
A. O. Sutherland, D.G.

This cause coming on to be heard on motion of W.B.Jones, Special Commissioner appointed in said cause, for confirmation of the sale of lands made in this cause by him on Saturday the 8th day of December, 1928; and it appearing to the Court that the said Commissioner's proceedings were in all things as required by the decree heretofore rendered in this cause, and in compliance with law, for the sale of the lands herein-after described; and it further appearing to the Court that all parties in interest, as well as the purchaser at the sale aforesaid, are properly before the court;

And it further appearing to the Court that the said commissioner after advertisement by publication and by posting of notices as required by law and said decree, sold the following described lots of land, so ordered to be sold by said decree, to wit:-

Lots One and Eight in Jones' addition to East Flora, and all buildings and improvements thereon located and situated; said Lot One being 25 X 100 feet, and said Lot Eight being the residence Lot of Henry Watkins, Sr., at the time of his death, measuring approximately 76 X 130 feet; both of said lots being described with reference to the plat or map of said addition now on file in the Chancery Clerk's office of Madison County; all of said lots being situated in the Town of Flora, County of Madison, and State of Mississippi;

to the highest bidder for cash, at the South door of the Court House in the City of Canton, Mississippi, as provided in said decree; and that at said sale, the Flora Commercial Company, Inc., became the highest bidder for said above described lots of land; and it appearing to the Court that the bid made by the said Flora Commercial Company in the sum of \$1000.00 cash was the best bid received, and was a fair and reasonable price for said property, and that said sale should be confirmed; it is therefore:

Ordered, adjudged and decreed that the said sale be, and the same is hereby fully ratified and confirmed; and that the commissioner shall make a deed to said purchaser at said sale, the Flora Commercial Company, it having paid the amount of its said Bid to said commissioner.

And said Commissioner is further ordered and directed to pay out of the proceeds of said sale the costs and expenses of this cause, including his commissioner's fees as fixed by law; and pay unto White & McCool, solicitors of record, the sum of \$100.00 for their services rendered in said cause.

It is further ordered, adjudged and decreed that after paying the aforesaid amounts, the commissioner shall divide the residue as follows:

To Henry Watkins an undivided five-eighth interest,

To John Wilson an undivided one-eighth interest,

To Georgia Lee Jackson an undivided one-eighth interest, and

To Henry Wilson an undivided one-eighth interest.

It is further ordered that the share of Henry Wilson be paid to him, as it appears that said sum will be less than \$200.00 and that said minor is now about twenty years of age and capable of managing his own affairs. And further, that the amount of the proceeds, aforesaid, due Henry Watkins be paid to Flora Commercial Co., Petitioner in this cause, it appearing that said Henry Watkins is indebted to said Flora Commercial Company in excess of his said interest in said proceeds of said sale, this being in accordance with the prayer of said petition.

It is further ordered that when the said commissioner has disbursed the proceeds of the sale in this cause in accordance with the terms of this decree, and has filed proper vouchers with the papers in this cause for the money so disbursed by him, that he be released from further accounting herein, and that he be finally discharged.

It is further ordered that only the original petition and the commissioner's report be made a matter of final record in this cause.

Ordered, adjudged and decreed this December 15th A.D. 1928.

V. J. STRICKER, CHANCELLOR