

The above described notes are hereby declared by the parties hereto to be in the nature of rent notes for the years in which each of a landlord's lien.

Should default be made in the payment of either of said promissory notes when due, then we, or our assigns, can in our or assigns' option declare them all due and payable, whether so by their terms or not, and sale then can be made of said property as herein-after provided.

To secure the payment of said notes, we and our assigns hereby retain a vendor's lien upon said property, and the said Richard Jones 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 us or our assigns, and we or our assigns may 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, Mississippi, at public auction, to the highest bidder, for cash, after having given three weeks' notice thereof by posting said notice at the South Door of the Court House in said 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 so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, we or our assigns, shall first pay the costs and expenses of executing said sale, and secondly pay the indebtedness secured and intended to be secured by this deed to the owners thereof; and should any balance remain, we or our assigns shall pay it over to the said Richard Jones or his assigns. The grantor or his assigns may purchase at the foreclosure sale in case of default.

The said Grantors are entitled to the rents and shall pay the taxes on said property for the year 1930.

Witness our hands and seals, this the 17th day of December, 1930.

his
Richard X Henderson (Seal)
MK
her
Mattie X Henderson (Seal)
MK

State of Mississippi
County of Madison

Personally appeared before me, the undersigned authority in and for said County and State, Richard Henderson and Mattie Henderson, Husband and Wife who acknowledged that they signed, sealed, and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed.

Given under my hand and official seal, this the 31 day of December, 1930.

H. A. Bennett (Seal)
Justice of the Peace

V V V

W. R. Shearer
Mrs. W. R. Shearer
To/W.D.
Eugene Hawkins

Filed for record the 16th day Dec. 1930
at 2:30 o'clock P.M., and
Recorded the 14th day Feb. 1931.

Aurie Sutherland, Chancery Clerk
Cammie Parker, Deputy Clerk

For and in consideration of Six Hundred Dollars (\$600.00) cash, the receipt of which is hereby acknowledged, and the exchange of properties, We, W. R. Shearer and Mrs. W. R. Shearer, husband and wife, do hereby sell, convey and warrant unto Eugene Hawkins that certain land and property in Madison County, Mississippi, described as follows, to-wit:

The South Half ($S\frac{1}{2}$) of Block 79, containing Lots 8, 9, 10, 12, 13, 14, 15, and 16 inclusive; also Blocks 80, 81, and 82 all in the Village of Ridgeland, according to Plat thereof or record in the Chancery Clerk's office of Madison County, Miss.,

and we, W. R. Shearer and Mrs. W. R. Shearer, quit claim all our right and interest in and to Lot #11, Block 79, in the Village of Ridgeland, said County and State, acquired by us by adverse possession or otherwise.

We also hereby convey all gas, oil and mineral rights in and to the said lands.
Taxes for the year 1930 are to be paid by the grantors herein.

Witness our signatures, this 10th day of December, 1930.

W. R. Shearer
Mrs. W. R. Shearer

State of Mississippi
County of Hinds
City of Jackson

Personally appeared before me, the undersigned authority in and for the said County and State, the within named W. R. Shearer and Mrs. W. R. Shearer, husband and wife, who acknowledged to me that they signed and delivered the foregoing instrument of writing on the day of its date, and for the purpose therein stated as their own act and deed.

Given under my hand and official seal, this 10th day of December, 1930.

Polly Bethune (Seal)
Notary Public

V V V

Miriam S. Hiller
To Q. C. D.
Samuel J. Hiller
Charles E. Hiller

Filed for record the 3rd day of Jan. 1931
at 11:40 o'clock A.M., and
Recorded the 14th day of Feb. 1931.

Aurie Sutherland, Chancery Clerk
Cammie Parker, Deputy Clerk