

State of Mississippi)
County of Madison
City of Canton, }

Personally appeared before me, the undersigned officer authorized to take and certify acknowledgments in and for said City, County and State, the within named Lucile S. Melton, who acknowledged that she signed and delivered the foregoing deed on the day and year therein mentioned.

Given under my hand and official seal at Canton, Mississippi, this the 2 day of November 1925.

(SEAL) ✓

S. M. Riddick, Notary Public.

I. A. Dobson,
To/V. D. & V. L.
Lillian Johnson
James Johnson

Filed for record the 4th day of Jan.,
1926 at 4:45 P.M.
Recorded the 8th day of Jan., 1926.

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

In consideration of the sum of One Hundred Fifty & No/100 Dollars, cash in hand paid me by Lillian Johnson and James Johnson the receipt of which is hereby acknowledged, and the further consideration of the sum of Three Hundred Ninety Three & 50/100 Dollars, evidenced by the Four notes of the Grantee herein, due and payable as follows, towit:-

One note for \$108.50 due one year after date;
One note for \$103.25 due two years after date;
One note for \$ 98.00 due three years after date;
One note for \$ 92.75 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 Lillian Johnson and James Johnson the following described tract or parcel of land, lying and being situated in Madison County, towit:-

55 feet off East side of Lot 4 on Hickory Alley in the City of Canton according to the present map of said City, being further described as: Commencing on the West side of Hickory Alley and South side of Tuteur Street, thence run South along the West side of Hickory Alley 82 feet, thence West 55 feet thence North 82 feet to Tuteur Street thence East to beginning, being one of the lots deeded to me by Leontine Heidorffer by her deed in Book I page 233 Land deed records of said County.

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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 Lillian Johnson, 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 by 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 1st day of January, 1926,

I. A. Dobson

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 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 4th day of January, 1926.

(SEAL) ✓

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

(\$50 revenue stamp attached & cancelled)

I. A. Dobson,
To/V. D.
Phillip Armstrong

Filed for record the 19th day of Dec., 1925 at 11:45 A. M.
Recorded the 8th day of Jan., 1926.

W. B. Jones, Chancery Clerk

In consideration of the sum of One Hundred Twenty five Dollars, cash in hand paid me, by Phillip Armstrong, the receipt of which is hereby acknowledged, and the further consideration of the sum of Four Hundred Sixty & No/100 Dollars evidenced by the four notes of the Grantee herein, due and payable as follows, towit:-

One note for \$124.00 due one year after date;
One note for \$118.00 due two years after date;
One note for 112.00 due three years after date;