

and minerals, and also the right to erect such improvements and equipments upon said premises for the purpose of removing said minerals from said premises. To have and to hold the above described property rights and privileges unto the said C. M. Anderson, his heirs and assigns forever, and we do hereby warrant the title of the above described rights and privileges unto the said C. M. Anderson, his heirs and assigns forever, against every person claiming or to claim the same forever.

Witness my signature this 17th day of April, 1926.

J. A. Ratliff,
Doug Latimer

State of Miss.)

County of Madison)

Personally appeared before me, the undersigned authority duly commissioned and qualified to take and certify acknowledgements in and for said County and State, the within named J. A. Ratliff and Doug Latimer, who acknowledged to me that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, and as and for their act and deed.

Given under my hand and official seal this the 17th day of April, 1926.

(SEAL)

Elesa Woodruff,
Notary Public.

I. A. Dobson,
To W. D.
Nancy Pullum

Filed for record the 6th day of
July, 1926 at 4:00 o'clock P.M.
Recorded the 8th day of July, 1926.

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

In consideration of the sum of One Hundred Twenty-five Dollars, cash in hand paid me, by NANCY PULLUM the receipt of which is hereby acknowledged; and the further consideration of the sum of Five Hundred Ninety & No/100 Dollars evidenced by the Five notes of the Grantee herein, due and payable as follows, to wit:-

One note for \$130.00, due one year after date.
One note for \$124.00, due two years after date.
One note for \$118.00, due three years after date.
One note for \$112.00, due Four years after date.
One note for \$106.00, due Five years after date.

Each of said notes bearing interest after its respective maturity, at the rate of six per cent, per annum; and ten per cent additional is placed in the hands of an Attorney for collection, after maturity, I, I. A. Dobson, hereby convey and warrant unto the said Nancy Pullum the following described tract of parcel of land, lying and being situated in Madison County, Mississippi, to wit:-

The SW $\frac{1}{4}$ of Lot 24 on West side of Frost St., in Couch & Yeargains' Addition to the City of Canton, according to the Plat of said City, prepared by George & Dunlap and being further described, as:-
Commencing at the SW Corner of said Lot 24 and running East 140 feet more or less, to a point half way between Canal St., and Frost St., thence North 33 feet, thence West 140 feet more or less, to Canal St., thence South along Canal St., 33 feet to point of beginning and being the SW $\frac{1}{4}$ of the Lot purchased by me from M. A. Brown and shown by deed in book ZZZ, page 361 of the land deed records of said County.

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 Nancy Pullum 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 thereof 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, the 6th day of July, 1926.

I. A. Dobson

State of Mississippi)
Madison County)
City of Canton)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said City, County and State, personally appeared the within named I. A. Dobson, who acknowledged that he signed, sealed, and delivered the above and foregoing instrument on the day and year therein written and as and for his act and deed.

Given under my hand and official seal this the 6th day of July, 1926.

(SEAL)

R. H. Shackelford, Notary Public.