

J. L. Schwartz by O. B. Noble
To/ Special Warranty under Vendors Lien
Annie S. Noble

Filed for record on the 2nd day of
June 1921 at 10 o'clock A.M.
Recorded on the 2nd day of June 1921.

WHEREAS, on the 11th day of Sept., A. D. 1920, I, O. B. Noble, Executed to J. L. Schwartz a certain Deed which is of record in Book QQQ, page 279, in the Chancery Clerks Office of Madison County, Mississippi, conveying to said Schwartz certain lands, hereinafter described for a consideration of \$1000.00 cash and the execution of and delivery to me by said Schwartz of his promissory Notes as follows to-wit:

1 note for \$5000.00 due Jan. 1-1921
1 note for \$4000.00 due Oct. 15, 1920.
1 note for \$5000.00 due Jan 15, 1921
1 note for \$4914.36 due Jan. 1, 1922.

All bearing interest after maturity at rate of 6 per centum annum and 10 per cent Attorneys fee is placed in hands of an Attorney for collection after maturity.

And whereas in said deed I especially reserved, and the said Schwartz by the acceptance of same gave a lien on said land to secure the prompt payment of all of said Notes at maturity, with power of sale in me or assigns or any legal holder, without resort to the courts and on 3 weeks notice of sale by posting and publication as required by Trustees in the sale of lands under a Trust Deed, and whereas there has been default in the payment of the said notes due Jan. 1st, Jan. 15, 1921, and I have exercised my right to call all due on account of said default, and whereas I was desirous of securing to me the payment of said notes by sale of the lands, conveyed by said Deeds and hereinafter described I, O. B. Noble, the legal holder of said notes, to execute and enforce said lien by a sale of said lands described in said deed and hereinafter described did write or have printed a Notice of the sale of said property, and posted same upon the South Door of the Court House in the City of Canton, County of Madison, State of Mississippi, on the 4th day of May A. D. 1921, and did cause said Notice to be printed and published in the Madison COUNTY HERALD, a newspaper published in the City of Canton, said County and State for four (4) consecutive weeks, viz: In issue of May 3th, May 13th & May 20th & May 27th all in the year of 1921-prior to date of said sale as required by law, and provisions of said deed, of, to be recorded herewith, together with proof of said posting at the South Door of the Court House, and publication in the Madison County Herald as aforesaid.

And whereas, on the 30th day of May A. D. 1921, in pursuance of said Notice of sale and the provisions of said Deed, before the South Door of the Court House, in the City of Canton, Madison County, Mississippi, at the hour or 11.27 A.M. I, did offer the property hereinafter described for sale at public outcry, to the highest bidder, for cash, in the manner and form provided by law, and said Deed, and Notice when Annie S. Noble, appeared and bid therefore the sum of Twenty Six Hundred Dollars cash, which was the highest bid, and said property was knocked off to said Annie S. Noble and she declared to be the purchaser thereof.

And whereas, the said ANNIE S. NOBLE, has paid the said sum of Twenty Six Hundred Dollars the amount of said bid, the receipt of which is hereby acknowledged and whereas, I have fully complied with the law, and said Deed, both precedent and subsequent and whereas I have credited the indebtedness secured by the lien reserved in said sum of Twenty Six Hundred Dollars less 10% Attorneys fees and cost of advertising.

NOW, THEREFORE, in consideration of the premises and the payment to me of said purchase money by the purchaser thereof I, O. B. Noble, owner of said Notes do hereby convey and warrant specially unto the said Annie S. Noble the following described property, lying and being situated in the County of Madison, State of Mississippi, to-wit:

Lot 5 and S $\frac{1}{2}$ Lot 6 Sec. 11; Lot 8 Sec. 12; N $\frac{1}{2}$ and S.E. $\frac{1}{4}$
Sec. 13; E $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 14, all in Township 10, Range 2 East.

I first offered said lands in subdivisions of 160 acres or less, and then offered same as an entirety, and the bid of the said Annie S. Noble for the entirety exceeding the aggregate of the same in subdivisions as aforesaid, I struck the land off to her and declared her the purchaser. I offered and sold and therefore conveyed said land to said Annie S. Noble, subject to debt due Lone E. Smith for \$19205.00 of Record in Book B. E. page 137, and to timber deed to R. C. Jones and Co. of record in Book VVY page 192, and lien of taxes for 1921; purchaser however to have rents for year 1921.

WITNESS my signature this 30th day of May A. D. 1921.

O. B. Noble
Holders of Vendors Lien Note

State of Mississippi
County of Madison

Personally appeared before me, the undersigned authority, in and for said County and State, the within named O. B. Noble who acknowledge that he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned, as his act and deed.

Given under my hand and official seal, on this the 2nd day of June A. D. 1921.

D. C. McCool, Chancery Clerk

\$3.00 revenue stamp attached and cancelled.

By A. O. Sutherland, D. C. (SEAL)