

All that part of W $\frac{1}{2}$ SW $\frac{1}{4}$ which lies North of the Creek running in a Westerly direction through said W $\frac{1}{2}$ SW $\frac{1}{4}$, Section 28, Township 9, Range 3, East, containing 67.5 acres.

Grantors are to pay the taxes and collect the rents on said lands for the year 1924.

Witness our signatures, this the 10th day of November, A.D. 1924.

(\$2.50 revenue stamp attached & cancelled)

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Tip Ray,
A. Garbarino,
F. H. Parker
F. H. Ray, Jr.,
F. J. Lutz

State of Mississippi
County of Madison
District No. One

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 Tip Ray, A. Garbarino, F. H. Ray, Jr., F. H. Parker, and F. J. Lutz, who each acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned, as and for their act and deed.

Given under my hand and official seal, this the 10th day of November, A.D. 1924.

(Seal)

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

Charles Trolio
To/Deed
Clark Esco
Roxie Esco

Filed for record the 22nd day of Dec., 1924 at 11:30 A. M.
Recorded the 24th day of Dec., 1924.

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

In consideration of the sum of Two Hundred Fifty & No/100 Dollars, cash in hand paid me by Clark Esco and Roxie Esco, receipt of which is hereby acknowledged, and of the further sum of Six Hundred Seventy Two & No/100 Dollars, evidenced by their three promissory notes of even date herewith, payable to my order as follows, towit:-

One note for \$236.00 due one year after date;
One note for \$224.00 due two years after date;
One note for \$212.00 due three years after date;

each of said notes bearing interest after maturity at the rate of six per cent. per annum, and 10% attorney's fees if placed in the hands of an attorney for collection after maturity, I, Charles Trolio, hereby convey and warrant forever unto the said Clark Esco and Roxie Esco, the following described tract or parcel of land, lying and being situated in the City of Canton, County of Madison, State of Mississippi towit:-

CHANCERY CLERK

60 feet off the East side of Lot 27 of Fulton's Addition to the City of Canton, and further described as:

That part or portion of Lot, by the Fulton Survey known as Lot No. 27 lying and being West of the Illinois Central Railroad, and fronting Fulton Street in the City of Canton, Mississippi, commencing at the South east corner of the 20 feet off of said Lot 27 formerly occupied by P. Trolio, running East 60 feet thence North 200 feet, thence West 60 feet, thence South 200 feet to point of beginning, all according to George & Dunlap's Map of the City of Canton.

Should default be made in the payment of either of said notes, or should grantees fail to pay the taxes on said property when due, or fail to neglect to keep the buildings on said property insured in favor of grantor against fire in the sum of not less than \$500.00 grantor or his assigns can, in his option, declare all of said notes due and payable whether so by their terms or not, and sale can then be made of the above described property.

To secure the payment of said notes grantor retains a Vendor's Lien upon said property, and grantees intend to make, and acknowledge a lien upon said property, in the nature of a mortgage with power of sale in grantor or his assigns, and grantor or his assigns may enforce said lien without recourse to the Courts, on default in the payment of any of said 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 of the time and place of sale by posting notice thereof at the Court House in said County and by publication as is required by law for sales under deeds of trust; and, from the proceeds of said sale he shall pay first, the costs and expenses incident thereto, and second the indebtedness hereby secured, and, should any balance remain he shall pay it to grantees or their assigns.

Witness my signature, this the 2nd day of December, A.D. 1924.

\$1.50 revenue stamp attached & cancelled)

Charles Trolio.

State of Mississippi

Madison County

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 Charles Trolio, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, as and for his act and deed.

Given under my hand and official seal, this the 22nd day of December, A.D. 1924.

(Seal)

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

*Charles Trolio
Signed
December 22, 1924*

*All notes paid and bonded
June 15/1928 Charles Trolio*