

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 TOM GIBSON, the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, towit:-

The South-west corner of Lot No. 9 Fulton's Addition to the City of Canton, Mississippi, with the House situated thereon; being the second House and Lot on the North side of West Peace Street from the Intersection of West Peace Street and Chestnut Street, and the House and lot immediately West of the House now occupied by Tom Gibson.

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 Tom Gibson, 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 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 13th day of October, 1925.

I. A. Dobson

\$1.00 revenue stamp attached & cancelled)

State of Mississippi  
Madison County  
District Number One )

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County and State, personally appeared the within named I.S. DOBSON, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written.

Given under my hand and official seal this, the 13th day of October, 1925.

(SEAL)

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

✓ ✓ ✓

S. M. Riddick  
To/W.D.  
Illinois Central Railroad Company

Filled for record the 16th day of Oct  
1925 at 11:25 A.M.  
Recorded the 16th day of Oct., 1925.

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

In consideration of \$10.00 cash paid to me by the Illinois Central Railroad Company, an Illinois Corporation, the receipt of which is hereby acknowledged, I, S. M. Riddick, do hereby convey and warrant unto the said Illinois Central Railroad Company, the following described land, being, lying and situated in the City of Canton, County of Madison, State of Mississippi, towit:-

217 ft. off of East end of N<sup>o</sup> 2 of Lot 14, West of the Illinois Central Railroad Company, in the Southwest part of the City of Canton, Mississippi. Said lot being described with reference to the plat of said City, made by George & Dunlap in the year 1898.

Witness my signature this October, 5th, 1925.

S. M. Riddick

State of Mississippi  
Madison County  
City of Canton )

Personally appeared before me, Robert H. Powell, a Notary Public in and for said City, of said County, and State, the within named, S.M. Riddick, who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as his act and deed.

Given under my hand and official seal this Oct. 5, 1925.

(SEAL)

Robt. H. Powell, Notary Public.