

State of Mississippi)

County of Madison

Personally appeared before me, the undersigned authority duly commissioned and qualified to take and certify acknowledgments in and for said County and State, the within named Q. D. Spruill, who acknowledged to me that he signed, sealed, and delivered the foregoing instrument of writing on the day and year therein mentioned, and as and for his act and deed.

Given under my hand and official seal this the 1st day of April, 1926.

(SEAL) W. B. Jones, Chancery Clerk  
BY, H. D. Lane, D. C.

Mrs Thalia C. Tucker  
T. L. Tucker  
L. C. Tucker  
To /W. B. Jones  
W. B. Dobson  
Clyde Edwards

Filed for record the 31st day of  
March, 1926 at 12:15 o'clock P.M.  
Recorded the 23rd day of April, 1926.

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

In consideration of the sum of One Hundred Fifty & No/100 Dollars cash in hand paid us, by I. A. Dobson, and Clyde Edwards, the receipt of which is hereby acknowledged; and the further consideration of the sum of Three Hundred Eighteen & No/100 Dollars, evidenced by the one notes of the Grantee herein, due and payable as follows, to wit:-

One Principal and Interest note, for \$318.00, due February 15th, 1927:

Each of said notes bearing interest after maturity 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, we, Mrs Thalia C. Tucker, widow, and T. L. Tucker and L. C. Tucker hereby convey and warrant unto the said I. A. Dobson and Clyde Edwards as tenants in common the following described tract or parcel of land lying and being situated in Madison County, to wit:-

57 $\frac{1}{2}$  by 160 feet out of Lot No. 11, and House situated thereon, on the South side of Hill street, in the City of Canton, Miss., and further described as follows:

"One House and Lot situated in the City of Canton, on the South side of Hill Street, beginning at a stake at the N. E. Corner of a Lot owned by John Webb, colored, run along Hill Street East 57 $\frac{1}{2}$  feet to a stake, thence South 160 feet to a stake, thence West 57 $\frac{1}{2}$  feet to a stake, thence North along John Webb's line 160 feet to point of beginning;

Being the same lot conveyed to Thomas L. Tucker, by R. C. and Ben Randel, by deed dated May 9, 1908, and of record in said County, in Book PPP, page 176; and being the same lot now occupied by Alex Hamblen.

The above Grantors are all of the Heirs at Law of Thomas L. Tucker, dec'd.

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 Dobson and Edwards, 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 the 15th day of February, 1926.

Mrs Thalia C. Tucker  
T. L. Tucker  
Leslie C. Tucker

State of Mississippi)

County of Madison

District 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 Mrs Thalia C. Tucker, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this the 20th day of March, 1926.

(SEAL)

R. E. Spivey, Jr., Notary Public

State of Mississippi)

County of Madison

Dist. One

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgments in and for said Dist. One, County and State, personally appeared the within named T. L. Tucker and L. C. Tucker, who each, acknowledged that they signed and delivered the above and foregoing instrument on the