

unpaid, whether so by their terms or not, and whereas the said James Harris, the legal holder of said notes, was desirous of having said trust deed executed by a sale of the lands described therein; and whereas the said J. T. McKay Trustee, in said trust deed, refused in writing to execute the trust imposed upon him by the terms of said trust deed, and the said James Harris, the legal holder of said notes, by virtue of the provisions of said trust deed, appointed me, A. K. Foot, Substituted trustee in the place of the said J. T. McKay, which refusal and appointment were duly spread upon the records in the Chancery Clerk's office of said Madison County, in Trust Deed Book B.V. at page 240, thereof, on the 5th day of December, 1924; and whereas I, A. K. Foot, Substituted Trustee, was requested by the said James Harris, legal holder of said notes, to execute said trust deed by a sale of the lands described therein; and whereas, acting on said direction of the said legal holder of said notes, and for the purpose of executing the trust imposed upon me by the terms of said trust deed and my appointment as substituted trustee aforesaid, I did on the 8th day of December, 1924, 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 8th day of December, 1924, and did cause said notice to be printed or published in the Madison County Herald, a newspaper published in the City of Canton, County of Madison, State of Mississippi, for four consecutive weeks, viz; in the issues of December 12, 1924, December 19, 1924, December 26, 1924, and January 2, 1925, prior to the date of said sale as required by law and the provisions of said trust deed, a copy of said notice being attached to this deed and made a part hereof, to be recorded herewith, together with proof of said posting at the South Door of the Court House and said publication in the Madison County Herald as aforesaid;

And whereas, on the 5th day of January, A.D. 1925, in pursuance of said notice of sale and the provisions of said deed of trust before the South Door of the Court House, in the City of Canton, Madison County, Mississippi, at the hour of 11:10 A. M. I did offer the property hereinabove described for sale, at public outcry, to the highest bidder, for cash, in the manner and form provided by law, and said deed of trust and notice, and James Harris, appeared and bid therefor the sum of Two Hundred (\$200.00) Dollars, cash, which sum was the highest bid, and said property was knocked off to said James Harris and he declared to be the purchaser thereof.

And whereas, the said James Harris has paid the sum of Two Hundred (\$200.00) 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 of trust, both precedent and subsequent, and whereas I have credited the indebtedness secured by said trust deed with the said sum of Two Hundred Dollars, less ten per cent (10%) attorney's fees and costs of advertising, towit:- \$44.80;

Now, therefore in consideration of the premises and the payment to me of said purchase money by the purchaser thereof, I, A. K. Foot, Substituted Trustee, as aforesaid, do hereby convey and warrant specially unto the said James Harris the following described property, lying and being situated in the County of Madison, State of Mississippi, towit:-

Fifty (50) acres off the West side of S.E. $\frac{1}{4}$, and Ten (10) acres off the East side of S.W. $\frac{1}{4}$, all in Section 14, Township 10, Range 5 East.

The sale was made, and this conveyance is made, subject to that prior deed of trust, executed by James Harris et ux, on the 18 day of Jan. 18 day of Jan., 1923, to A. K. Foot, use of Katherine S. McIntosh, which is of record in the Chancery Clerk's office in Trust Deed Book B.H. at page 310.

Witness my signature this the 5th day of January, 1925.

A. K. Foot, Substituted Trustee.

State of Mississippi)

County of Madison)

Personally appeared before me, the undersigned authority in and for said County and State, the within named A. K. Foot, substituted trustee, who acknowledged that the signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal, this the 7th day of January, 1925:

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

PROOF OF PUBLICATION
OF
NOTICE OF TRUSTEE'S SALE

Whereas on the 13th day of February, 1923, Tenant Harris and Martha Harris executed to J. T. McKay Trustee, a deed of trust to secure James Harris an indebtedness therein mentioned, which is duly of record in the Chancery Clerk's office of Madison County, Mississippi, in Book A.X., page 644; and whereas default has been made in the payment of said indebtedness;

And whereas the said J. T. McKay Trustee, has refused in writing to execute said trust, and the said James Harris has appointed me, A. K. Foot, Substituted Trustee, in the place of the said J. T. McKay, which refusal and appointment are duly of record in said Chancery Clerk's office in Book B.V. page 240; and whereas I have been requested by the said James Harris to execute said trust by a sale of the lands described therein;

Now therefore, I, A. K. Foot, Substituted Trustee, will, during legal hours of Monday, the 5th day of January, 1925, at the south door of the Court house in Canton, Mississippi, offer at public outcry and sell to the highest bidder for cash the following described lands situated in Madison County, Mississippi, towit:-

Fifty (50) acres off the west side of S.E. $\frac{1}{4}$ and ten (10) acres off the east side of S.W. $\frac{1}{4}$ all in Section 14, Township 10, Range 5 East.

Witness my signature this 2th day of December, 1924.

A. K. Foot, Substituted Trustee.

State of Mississippi)

Madison County) In Chancery Court

Personally appeared before me, the undersigned Notary Public of said County, G. N. Harris, the Publisher of The Madison County Herald, a newspaper published in the City of Canton, in said County and State, who, on oath, sayd the publication of which the instrument herewith annexed is a true copy, was published in said newspaper as follows:-