

The grantee is to carry Insurance on said property during the continuation of this indebtedness or any part of same in the sum of \$350.00, with Loss Caluse payable to I. A. Dobson.

Should default be made in the payment of either of said promissory notes when due, then grantor or assigns can at their option, declare them all due and payable whether so by their terms or not, and sale then can be made of said property as hereinafter provided.

To secure the payment of said notes the grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees by the acceptance of this deed intend to make and acknowledge a lien upon said property in the nature of a mortgage, with power of sale in grantor or assigns, and grantor may then enforce said lien without recourse to the courts, if there shall be default in the payment of any of said promissory notes, by a sale of said property, before the south door of the Court House in Canton, Madison County, Mississippi, at public auction, to the highest bidder for cash, after having given three weeks' notice of the time, terms, and place of sale, by posting a written or printed notice thereof at the South Door of the Court house in said City, and County, and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchasers thereof by proper instrument of conveyance; and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale, and second, pay the indebtedness secured and intended to be secured by this deed to the owners thereof, and should any balance remain any balance remain said grantor or assigns shall pay it over to the said grantee or his assigns. The said Grantor is entitled to the rents and shall pay the taxes on said property for the year 1921.

I. A. Dobson.

State of Mississippi
County of Madison

Personally appeared before me, Janet Lehmann in and for said County and State the within named I. A. Dobson who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as _____ act and deed and for the purpose therein expressed.

Witness my hand and official seal, this the 4th day of Jan. A. D. 1922.

50¢ revenue stamp
attached and cancelled.

Janet Lehmann, Notary Public (SEAL)

\$1.50 fee paid.

O. B. Noble,
To W. D. & V. L.
Was Brown.

Filed for record on the 4th day of
January 1922 at 12:15 o'clock.
Recorded on the 5th day of Jan. 1922.

In consideration of the sum of Seventy five & No/100 cash in hand paid me by Was Brown, the receipt of which is hereby acknowledged and the further sum of Seven Hundred Fifty & No/100 Dollars, due me by him as is evidenced by his two promissory notes of even date herewith, due and payable to _____ or order, as follows, viz:

One principal note for \$378.00 due One year after date.
One principal note for \$357.75 due two years after date.

Each of said notes bearing interest after its respective maturity at the rate of 6 per cent per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity, I, O. B. Noble, hereby convey & warrant unto Was Brown forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

That part of Lot No. 57 on the North side of Dinkins Street & on the East side of South Liberty Street, as per George & Dunlaps' map of Canton, Miss., & more particularly described as follows: Commencing at an iron stake at the Northeast Corner of the intersection of Dinkins Street with South Liberty Street, & running thence East along the North margin of said Dinkins Street 148 feet to an iron stake, thence North 40 feet to an iron stake thence West 148 feet to the East margin of said South Liberty Street, thence South along the East margin of said South Liberty Street, 40 feet to the point of beginning.

Grantee is to carry \$400.00 insurance during the continuation of this indebtedness with loss clause payable to O. B. Noble.

Should default be made in the payment of either of said promissory notes when due, then grantor or assigns can at their option, declare them all due and payable whether so by their terms or not, and sale then can be made of said property as hereinafter provided.

To secure the payment of said notes the grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees be acceptance of this deed intend to make and acknowledge a lien upon said property in the nature of a mortgage, with

all debt withstanding