

State of Mississippi)
County of Clarke)
Town of Enterprise)

Personally appeared before me, the undersigned authority in and for said Town, County, and State, Eliza Cheek, who acknowledged that she signed, sealed, and delivered the foregoing instrument of writing on the day and year mentioned therein as her act and deed.

Given under my hand and official seal, this the 23rd day of January, 1926.

Jno. L. Buckley, Notary Public
for the Town of Enterprise, Clarke
County, Miss.

(SEAL)

✓ ✓ ✓

I. Hesdorffer
To/V. D. & V. L.
Alfred Howard

Filed for record the 26 day of
Jan., 1926 at 3:30 o'clock P.M.
Recorded the 6th day of Feb., 1926.

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

In consideration of the sum of No Dollars, cash in hand paid me, by ALFRED HOWARD the receipt of which is hereby acknowledged; and the further consideration of the sum of Fifty Eight Hundred Sixty Eight & No/100 evidenced by the Twenty notes of the Grantee herein, due and payable as follows, to wit:-

- One note for \$396.00 due One year after date;
- One note for \$385.20 due Two years after date;
- One note for \$374.40 due Three years after date;
- One note for \$363.60 due Four years after date;
- One note for \$352.80 due Five years after date;
- One note for \$342.00 due Six years after date;
- One Note for \$331.20 due Seven years after date;
- One note for \$320.40 due Eight years after date;
- One note for \$309.60 due Nine years after date;
- One note for \$298.80 due Ten years after date;
- One note for \$288.00 due Eleven years after date;
- One note for \$277.20 due Twelve years after date;
- One note for \$266.40 due Thirteen years after date;
- One note for \$255.60 due Fourteen years after date;
- One note for \$244.80 due Fifteen years after date;
- One note for \$234.00 due Sixteen years after date;
- One note for \$223.20 due Seventeen years after date;
- One note for \$212.40 due Eighteen years after date;
- One note for \$201.60 due Nineteen years after date;
- One note for \$190.80 due Twenty years after date;

each of said notes bearing interest after its respective 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, I, I. Hesdorffer hereby CONVEY AND WARRANT SPECIALLY unto the said Alfred Howard the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, to wit:-

W¹/₂ NW¹/₄ Section 31; SW¹/₄ SW¹/₄ Section 30; ALL in Twp. 11, Range 4 East;
E¹/₂ NE¹/₄ Section 36; SE¹/₄ SE¹/₄ Section 25; ALL in Twp. 11, Range 3, East;

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 Alfred Howard 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 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 19th day of October, 1925.

(\$4.00 revenue stamp attached & cancelled) I. Hesdorffer

State of Mississippi)
Madison County)
District Number 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 I. Hesdorffer who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this the 21 day of October, 1925.

(SEAL)

Robt. H. Powell, Notary Public.