

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 Will Nichols by the acceptance of this deed, acknowledges, a vendor's lien in the mature 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 the 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 9th day of February, 1926.

Leontine Hesdorffer.

State of Louisiana )

Parish of Orleans )

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgments in and for said Parish and State, personally appeared the within named Leontine Hesdorffer, who acknowledged that he she signed and delivered the above and foregoing instrument on the day and year therein written, and as and for her act and deed.

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

(\$50 revenue stamp attached & cancelled) (SEAL) D. Allen Johnson, Notary Public.

M. P. Muse  
By J. F. Divine  
J. H. Champion  
A. Garbarino,  
COMMISSIONERS  
TO/Deed

Leon Pace

J. M. Pace By virtue of the authority vested in us as Commissioners of the Chancery Court of Madison County, Mississippi, in Chancery Court Cause No. 8575 and styled on the General Docket of said Court as J. P. Smith et al vs H. W. Muse, et al under the decree rendered at the November Term, 1925, by said Court, in said Cause, and which decree is duly of record in Minute Book No. 10 on page \_\_\_\_ of said Court, and pursuant to the final decree rendered by the Court, the Chancellor in vacation on the 13th day of February, 1926, which Final Decree is duly of record in Minute Book 10, on page 170, of said Court, and the payment to us of Three Thousand Six Hundred and Forty-Eight Dollars (\$3648.00) by Leon Pace and J. M. Pace, the amount bid by them for said lands at the said sale made on the 19th day of December, 1925;

We, J. F. Divine, H. J. Champion, and A. Garbarino, Commissioners of said Court, duly authorized to make said sale by said decree, and to execute this deed, do in consideration of the premises and the payment of the said above sum of money to A. Garbarino for these Commissioners DO HEREBY SELL AND CONVEY to the said LEON PACE and J. M. PACE the following described lands situated in Madison County, Mississippi, namely:

The NW $\frac{1}{4}$  SECTION 12, TOWNSHIP 9, RANGE 3, EAST, AND THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 1, less 10 acres off of the WEST Side, and 18.51 acres off of the South End of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 1; all in Township 9, Range 3, East; containing 192 acres, more or less; and

And being Lot No. Four according to the report of Commissioners and Plat of said lands now on file in said Cause; reference being here made thereto as a part of this deed;

All of which we can do by virtue of the authority vested in us as such Commissioners in said Cause under all the proceedings had therein.

Witness our signatures this the 19th day of February, 1926.

(\$4.00 revenue stamp attached & cancelled)

J. F. Divine,  
H. J. Champion,  
A. Garbarino  
COMMISSIONERS.

State of Mississippi )

Madison County )

Personally appeared before me, an acting, qualified Notary Public in and for said County and State, the within named J. F. Divine, H. J. Champion, and A. Garbarino, Commissioners, duly appointed, in Chancery Court Cause No. 8575, who each acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their act and deed.

Given under my hand and seal of office this the \_\_\_\_ day of February, 1926.

(SEAL)

S. M. Riddick, Notary Public.