

I. A. Dobson
To/W.D.
Jim Hodges

Filed for record the 23rd day of
Aug., 1924 at 11 o'clock A.M.
Recorded the 25th day of Aug., 1924.

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

In consideration of the sum of \$500.00, cash in hand paid to me by Jim Hodges the receipt of which is hereby acknowledged, and the further consideration of the sum of the sum of \$1,450.00, evidenced by his three notes of even date herewith, and payable to I. A. Dobson or order, as follows:

One Note for \$578.00 due September 1st., 1925;
One Note for \$448.00 due September 1st, 1926;
One Note for \$424.00 due September 1st, 1927;

Each of said notes bearing interest after maturity at the rate of six per cent. per annum, payable annually, and ten per cent. attorney's fee if placed in the hands of an Attorney for collection after maturity, -I, I.A.Dobson, hereby, convey and warrant unto the said JIM HODGES the following described property lying and being situated in the County of Madison, State of Mississippi, to-wit:-

198 feet off the North end of Lot 19 East Academy Street, Canton, Miss., fronting 53 feet on South side E. Academy St., and now occupied by Jim Hodges.

The toilet situated on the line between above and other property of Grantor shall remain so long as the same is used as a toilet.

Grantee is to carry \$1,000.00 Fire Insurance on the House on said property with Mortgage Clause payable to Grantor.

Grantor is to pay one-half of the Taxes for the year 1924 and Grantee is to pay one-half of the Taxes for the year 1924.

To secure the payment of said notes a Vendor's lien on said property is hereby retained, and the said Grantee, by the acceptance of this deed, acknowledges a Vendor's lien on said property in the nature of a mortgage, with power of sale in said Grantor, or assigns, and Grantor, or assigns, may enforce said lien, without recourse to the Courts, should there be default in the payment of any or all of said notes, by a sale of the said property before the South door of the Court House in Canton, Mississippi at public auction to the highest bidder for cash, after having first given three weeks notice of the time, place and terms of said sale by posting notice thereof at the South Door of the Court House in Canton, Mississippi, and after publishing said notice in a Newspaper published in said County for said time, and by advertising as is required by law for sales under deeds of trust, and may convey the property so sold to the Purchaser thereof by proper instrument of conveyance; and from the proceeds of such sale, there shall first be paid the costs and expenses of executing this trust, and second, the indebtedness secured by this deed, and should any balance remain, the same shall be paid over to the Grantee herein.

Witness my signature this the 18th day of August, 1924.

(\$1.50 revenue stamp attached & cancelled)

State of Mississippi)
Madison County)
District Number One)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County, and State, personally appeared the within named I.A.Dobson, 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 19th day of August, 1924.

(SEAL)

R. B. Spivey, Jr., Notary Public.

A.R.Rimmer & Amelia Rimmer
To/Deed
O.F.Mansell

Filed for record this the 26th day of Aug. 1924
at 12-M
Recorded the 26th, day of Aug., 1924
W.B.Jones, Clerk
A.O.Sutherland, D.C.

For and in consideration of the sum of Three hundred (\$300.00) Dollars cash in hand to us paid by O.F.Mansell, the receipt of which is hereby acknowledged, we, A.R. Rimmer and Amelia Rimmer, husband and wife, acovey and warrant unto the said O.F.Mansell all the mercantable timber of every kind, size and description, standing, being or lying upon the following described land, lying and being situated in the County of Madison, State of Mississippi, to-wit:

S $\frac{1}{2}$ NE $\frac{1}{4}$ less 20 acres off the East end, Section 30,
Township 12, Range 4 East,
together with ingress and egress to, from, and over the above described land for the purpose of cutting, riving, manufacturing, and removing the said timber, for the period of five (5) years from the date hereof, at the expiration of which time all the rights, title, and interest in said timber shall revert to the grantors herein.

The grantors herein shall pay the taxes for the year 1924.

Witness our hands and seals on this the 26th day of August, 1924.

A.R.Rimmer (SEAL)
Amelia Rimmer (SEAL)

State of Mississippi,
County of Madison.

Personally appeared before me, the undersigned authority in and for said County and State, A.R.Rimmer and Amelia Rimmer, husband and wife, who acknowledged that the signed sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as their act and deed.

Given under my hand and official seal, this the 26th day of August, 1924.

W.B.Jones Chancery Clerk
BY H.D.Lane D.C.

(SEAL)