

Nichols, the legal owner of said indebtedness, to execute and enforce said trust by a sale of the property described in said Deed of Trust and hereinafter described; and whereas I did 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 15th day of February, A.D. 1933, and did cause said notice to be printed and published in the Madison County Herald, a newspaper published in the City of Canton, said County and State, for four (4) consecutive weeks, viz: "In issues" of February 17th, February 24th, March 3rd, and March 10th, all in the year 1933, prior to date of said sale, as required by law and the provisions of said Deed of Trust.

A copy of said notice is 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 publication in the Madison County Herald as aforesaid.

And whereas, on the 13th day of March, A.D. 1933, 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 T. V. Nichols appeared and bid therefor the sum of Eleven hundred Dollars, cash, which was the highest bid, and said property was knocked off to said T. V. Nichols and he declared to be the purchaser thereof.

And whereas the said T. V. Nichols has paid the sum of \$1100.00, 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 \$1100.00, less ten per cent (10%) attorney's fees and costs of advertising, to-wit: \$110.00 attorney's fees and \$21.95 cost of advertising;

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 T. V. Nichols the following described property, lying and being situated in the City of Canton, County of Madison, State of Mississippi, to-wit:

An undivided one-half interest in a lot described as: Beginning at a point on the West side of North Liberty Street where the West margin of said Street intersects the North boundary line of the right of way of the Canton and Carthage Railroad, running thence in a northerly direction along the West margin of said Street 85 feet to a stake, thence in a westerly direction parallel with said Railroad 80 feet to a stake, thence in a southerly direction parallel to said Street 85 feet to the North margin of said Railroad right of way, thence easterly along the North margin of said right of way 80 feet to the point of beginning; being the lot upon which is situated the filling station now operating under the name of 777 Station.

Witness my signature this 13th day of March, A.D. 1933.

A. K. Foot, Substituted Trustee.

(\$1.50 in Revenue Stamps attached hereto and cancelled)

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 he signed, sealed and delivered the foregoing instrument on the day and year therein mentioned, as his act and deed.

Given under my hand and official seal, this the 14th day of March, 1933.  
(SEAL) Aurie Sutherland, Chancery Clerk.

NOTICE OF SUBSTITUTED TRUSTEE'S SALE.

WHEREAS, on the 27th day of December, 1932, C. B. Hanna executed to Tip Ray, Trustee, a Deed of Trust to secure T. V. Nichols an indebtedness therein mentioned, which trust Deed is duly of record in the Chancery Clerk's Office of Madison County, Mississippi, in Trust Deed Book C.X., Page 100; and whereas default has been made in the payment of said indebtedness;

AND WHEREAS, the said Tip Ray, Trustee has refused in writing to execute said trust, and the said T. V. Nichols, did on the 1st day of February, 1933, appoint me, A. K. Foot, Substituted Trustee in the place of the said Tip Ray, which refusal and appointment have been actually spread at large on the land records in said Chancery Clerk's Office in Book D.C., page 6; and whereas I have been requested by the said T. V. Nichols to execute said trust by a sale of the lands described in said Trust Deed;

NOW, THEREFORE, I, A. K. Foot, Substituted Trustee, will during legal hours on Monday, the 13th day of March, 1933, at the South Door of the Court House in the City of Canton, Madison County, Mississippi, offer at public outcry and sell to the highest bidder for cash, the following described lands situated in Madison County, Mississippi, to-wit:

An undivided one-half interest in a lot described as: Beginning at a point on the West side of North Liberty Street where the West margin of said Street intersects the North boundary line of the right of way of the Canton and Carthage Railroad, running thence in a northerly direction along the West margin of said Street 85 feet to a stake, thence in a westerly direction parallel with said Railroad 80 feet to a stake, thence in a southerly direction parallel to said Street 85 feet to the North margin of said Railroad right of way, thence easterly along the North margin of said right of way 80 feet to the point of beginning; being the lot upon which is situated the filling station now operating under the name of 777 Station.

Witness my signature, this the 14th day of February, 1933.

A. K. Foot, Substituted Trustee.

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