

evidenced by the notes of the said F. M. Pace, due and payable as follows, towit:-

\$399.99 due December 1st, 1924,
 \$373.33 due Dec., Ist, 1925,
 \$353.33 due December 1st, 1926,

each of said notes bearing interest after maturity at the rate of six per cent interest and 10 per cent attorneys fees if placed in the hands of an attorney for collection after maturity, I, Roy Field, hereby convey and quit claim to the said F.M.Pace, the following described lands, lying and being situated in the county of Madison, and State of Mississippi, towit:-

SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16, Township 7, Range 2, East.

A vendor's lien is reserved to secure the payment of the above described notes, with power of sale in Roy Field, and it is agreed that in the event of the failure of said Pace to pay any of said notes when due, all of same may be called due at once, and foreclosure of said lien may be had in the same manner as is provided for the sale of lands under deeds of trust, in said county, as provided by law.

Said Pace agrees to carry \$1000.00 insurance upon the residence upon said property, with loss clause payable to said Fields Bros., or their assigns, and failure to carry said insurance shall entitle said Fields Bros. or their assigns to the option of calling said notes due at once, and foreclosing, whether said notes are due otherwise or not.

Witness my signature on this February 4th, 1924.

(\$2.00 revenue stamp attached & cancelled)

State of Miss.,)
 Madison County .)

Ontario Received 1/19/24
T. G. Marling

Personally appeared before me, the undersigned authority in and for the City of Canton, said county and state, the within named Roy Field who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal at Canton, Miss., this Feb., 4th, 1924.

Attest,
 W. B. Jones, Clerk
 Tip Ray, Trustee
 For F. M. Pace
 To Trustee's deed
 ROY FIELDS

(Seal) G. J. Anderson, Notary Public.
 My commission expires Jan. 13, 1925.

Filed for record the 13th day of
 Mch., 1924 at 10:15 A.M.
 Recorded the 17th day of Mch, 1924.

Whereas on the 3rd day of January, 1923, F. M. Pace executed to me, Tip Ray, Trustee, a certain deed of trust which is recorded in Book B.O., at page 24 in the Chancery Clerk's office of Madison County, Mississippi; And

Whereas, the indebtedness secured thereby was, on the 9th day of January, 1924, past due and unpaid; And

Whereas, I have been requested, by the proper authority, to execute and enforce said deed of trust by a sale of the property hereinafter described; And

Whereas, I did write, or have printed, two written notices that I, to execute and enforce said trust, would, on the 4th day of February, 1924, between the hours of 11:00 A. M. and 4:00 P. M. o'clock, before the South Door of the Court House in the City of Canton, Mississippi, Sell, at public auction, to the highest bidder, for cash, the property herein-after described; And

Whereas, I did post one of said notices at the South door of the Court House in Canton, Mississippi, which is a convenient public place in said County, on the 9th day of January 1924, and did have published in the Madison County Herald, a newspaper published in said County, the other notice in the Issues of January 11th, 18th, 25th, and February 1st., 1924; And

Whereas, on this, the 4th day of February, 1924, I did offer the property herein-after described for sale, at public auction, to the highest bidder for cash in the manner and form provided in said deed of trust and notice and by law, offering same first in tracts of forty acres, and then as a whole, when one Roy Fields appeared and bid therefor the sum of \$1,500.00, which was the highest bid for cash, and which bid was higher than the aggregate of the bids offered for same when offered in tract of forty acres, and said property was knocked off to said Roy Fields, and he declared to be the purchaser thereof; And

Whereas, the said Roy Fields has paid to me the amount of said Bid, the receipt of which is hereby acknowledged; And,

Whereas, I have fully complied with the law, said deed of trust, and notice, both precedent and subsequent to said sale, and said amount has been duly credited upon the indebtedness secured by said deed of trust, after first deducting the expenses and attorney's fees incident thereto; Now

Therefore, in consideration of the premises and the payment to me of said purchase money by the purchaser thereof, I, Tip Ray, Trustee as aforesaid, do hereby, convey and warrant specially unto the said Roy Fields all of the right, title, claim, and interest of the said F. M. Pace in and to the following described property lying and being situated in Madison County, Mississippi, towit:-

SW $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 16, TOWNSHIP 7, RANGE 2 EAST.

Witness my signature this the 4th day of February, 1924.

TIP RAY, Trustee

State of Mississippi)
 Madison County :
 District Number One)

Before me, the undersigned authority, duly and legally commissioned and qualified to take and certify acknowledgements in and for said District, County and State, personally appeared the within named TIP RAY, Trustee, who acknowledged that as such trustee, 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 4th day of February, 1924.

(SEAL) R. E. SPIVEY, JR., Notary Public.