

Section 14, Township 10, Range 2 East;  
 my interest in the foregoing lease having been acquired from the said V. Pratt Lutz by his deed dated March 20, 1926; the said V. Pratt Lutz having acquired his interest from Frank Allen by deed dated March 19, 1926; the said Frank Allen having acquired his interest in said lease from Robert Horton by deed recorded March 8th, 1923, in Book B.U. on page 298 in the Chancery Clerk's office of Madison County, Miss., and the said Robert Horton having acquired his interest in said lease from J.A. Ratliff by deed recorded March 21, 1923, in Book B.U. on page 502 in the Chancery Clerk's office of said County.

Witness my signature this the 26th day of August, 1926.

Paul Cratin

State of Mississippi)

Madison County

Personally appeared before me, J. Paul White, Notary Public within and for Dist. No. One of said County, Paul Cratin who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, as and for his act and deed.

Given under my hand and official seal this the 27th day of August, A.D. 1926.

(SEAL) J. Paul White, Notary Public  
 My commission expires Nov 26, 1927.

✓ ✓

I. A. Dobson  
 To W.D.  
 G. C. Lutz

Filed for record the 8th day of Sept., 1926 at 10 o'clock A.M.  
 Recorded the 11th day of Sept., 1926.

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

In consideration of the sum of One Dollars, cash in hand paid me, by C. C. LUTZ, the receipt of which is hereby acknowledged; and the further consideration of the sum of Three Hundred Sixty Three & 50/100 evidenced by the two notes of the Grantee herein, due and payable as follows, to wit:-

One note for \$153.50 due sixty days after date;  
 One note for \$210.00 due one year 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. A. Dobson, hereby convey and warrant unto the said G. C. LUTZ the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, to wit:-

That certain lot on the East side of Dobson Avenue in the City of Canton, known and designated as Lot No. 20 of Block No. 2 of the Dobson-Busse Sub-division, according to plat of said subdivision of record in Book No. 5 at page 599 of the Land deed records of Madison County, Mississippi.

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 C. C. Lutz 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 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 28th day of August, 1926.

I.A.Dobson

State of Mississippi)  
 County of Madison  
 District 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.A. Dobson, who acknowledged that he signed, sealed, 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 28th day of August, 1926.

(SEAL) R.E.Spivey, Jr., Notary Public

The Vendor's Lien herein is hereby acknowledged and accepted. I.A. Dobson  
 Notary Public  
 State of Mississippi  
 District One  
 County of Madison  
 Date of 1926  
 Given this 28th day of August, 1926.