

Mississippi, at public auction, to the highest bidder, for cash, after having given three weeks' notice of the time, terms, and place of sale, by posting a written or printed notice thereof at the South Door of the Court House in said City and County and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale, and second, pay the indebtedness secured by this deed to the owners thereof; and should any balance remain said grantor or assigns shall pay it over to the said grantors or his assigns. The said grantee is entitled to the rents and crops shall pay the taxes on said property for the year 1922.

Witness my signature and seal this 30th day of June, A.D. 1922.

(\$7.50 revenue stamp attached & cancelled)

Belle Gates
T. P. Gates
Margaret Y. Clinton.

State of Mississippi)
County of Madison)

Personally appeared before me Janet Lehmann, a Notary Public, in and for said County and State, T.P. Gates & Belle Gates, hus & wife, who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed and for the purpose therein expressed.

Witness my hand and official seal this the 30 day of June, 1922.

(Notary) Janet Lehmann
(Seal)

State of Mississippi)
Madison County)

Personally appeared before me a justice of the Peace in and for said county and state, the within named Margaret Y. Clinton, who acknowledged that she signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal at Madison, Miss., this June 30th, 1922.

(Seal) W. G. Dorroh, Justice of Peace.

W. B. Wiener,
To W.D. & V.L.
T. B. Cook
M. S. Lowe

Filed for record the 10th day of July
1922 at 2:45 P.M.
Recorded the 10th day of July, 1922.
D.C. McCool, Chancery Clerk
A.O. Sutherland, D.C.

In consideration of the sum of \$4000.00, cash in hand paid to me by T.B. Cook, of Canton, Mississippi, and M.S. Lowe, of Hollandale, Mississippi, and the further sum of \$2000.00 evidenced by the note of said parties due November 15th, 1922; I, W.B. Wiener, hereby convey and warrant to the said T.B. Cook and M.S. Lowe, the following described property, lying and being situated in Madison County, State of Mississippi, to wit:-

All of the land known as the Canton Stock Farm, lying between the Canton & Jackson and Canton & Vernon Roads and on which is situated the Gin and other small out-buildings, going with the Gin and the Store Building, formerly owned by G.B. Ballard and others. The said property being situated in the NE 1/4 Section 27, Township 9, Range 2 East;

Also that small triangular strip of land, lying immediately North of the Canton & Vernon Road described, as follows:

Beginning at a point where the Canton & Vernon Road intersects the North line of Sec. 27, Twp. 9, Range 2 East, run thence due East along the North line of said Sec. 27, to a fence, running North and South, which fence is a few yards East of the Seed Store Room, situated on this tract, run thence South along said fence to the Canton & Vernon Road, and thence Northwesterly along said Canton & Vernon Road to the point of beginning; the last described tract containing 1 acre, more or less, on which is situated the Old Oil Mill Building, now used as a Seed House.

The Grantees are to take possession of said property at once and to pay the taxes for the year 1922.

Said property is now subject to a mortgage to Mrs. V.C. Martin and the said grantor hereby obligates himself to pay said mortgage notes as the respective notes mature.

In addition to this warranty by the grantor to pay said Martin notes, as the same nature, it is further agreed that all of the other lands then those here conveyed covered by said Martin mortgage, shall be primarily liable for the said Martin debt.

For the above consideration, the grantor also conveys and warrants to the said grantees the Tractor, which was conveyed to him by G.B. Ballard and others, which Tractor has been used in connection with said Gin.

A Vendor's Lien is reserved herein to secure the payment of the note above mentioned, which note bears interest after date at 6% per annum, and 10% Attorney's fees if placed in the hands of an attorney for collection, after maturity.

Witness my signature on this the 5th day of July, 1922.

W. B. Wiener.

State of Mississippi)
Madison County)
City of Canton,

Personally appeared before me a Notary Public, in and for said City, County and State, the within named, W.B. Wiener, 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 this 10 day of July, 1922.

D. C. McCool, Chancery Clerk
(SEAL) By A. O. Sutherland, D.C.

Noted and filed
11/9/22
Attorney's fees
D.C. McCool
A.O. Sutherland