

Mallie A. Coleman  
To/Deed  
E. C. Kraft

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Filed for record the 14th day of  
Jan., 1926 at 9:15 o'clock A. M.  
Recorded the 26th day of Jan., 1926.

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

Whereas on December 9, 1918, Perry Davis and wife executed to me, Mallie Coleman, a deed to 47 acres off West side NW<sup>1/4</sup> Sec. 16, T. 10, R. 5, East, less 7 acres off Northwest corner, recorded in Book QQQ on page 216, in the Chancery Clerk's office of Madison County, Mississippi, and

Whereas in said deed I assumed payment of the two deeds in trust prior thereto on said land recorded in Book BF on pages 72 and 73 and

Whereas I have been unable to pay said deed in trust and E. C. Kraft is now the owner of said lands and is ready to pay off said lien.

Now therefore in consideration of the premises and the release of myself from said indebtedness, I, Mallie Coleman, widow do hereby convey and warrant specially unto the said E. C. Kraft, the following described lands in Madison County, State of Mississippi, towit:-

47 acres off West side NW<sup>1/4</sup> Sec. 16, T. 10, R. 5, East, less 7 acres off Northwest Corner.

Witness my signature and seal this 13th day of January, 1926.

Mallie A. Coleman

State of Mississippi)  
Madison County }

Personally appeared before me, the undersigned officer who is duly qualified and empowered to take and certify the acknowledgments of deeds in said County and State, the within named, Mallie Coleman who acknowledged that she signed, sealed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 13, day of January, 1926.

P. J. Whelan, Justice of Peace.

B. Hill  
W. D.  
Robert Greenwood  
Instrument are pledged and assigned  
to Madison County Bank as security  
for loan. This

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W. B. Jones, Chancery Clerk

In consideration of the sum of One Hundred & Fifty Dollars cash in hand paid me by Robert Greenwood the receipt of which is hereby acknowledged, and of the further sum of Three Hundred and Fifty & No/100 Dollars due annually by Robert Greenwood as is evidenced by four promissory notes of even date herewith due and payable to F. B. Hill's order, as follows:-

One note for \$100.00 due November first 1926  
One note for \$100.00 due November first 1927  
One note for \$100.00 due November first 1928  
One note for \$100.00 due November first 1929

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The deed re-recorded in Book 6  
Page 328 to correct error in  
recording the within  
described notes  
J. H. Mc 27-1928  
W. B. Jones CLK  
By A. L. Dithal and I.C.

Each of said notes bearing interest after its respective date at the rate of 6% per cent per annum, and ten per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity F. B. Hill do hereby CONVEY AND WARRANT unto the said Robert Greenwood forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, towit:-

House and lot No. 37 East side of Second Street Firebough Addition in the City of Canton and State of Mississippi.

We or our, or I, or my assigns may become the Purchaser or Purchasers at any sale made under this deed.

Should default be made in the payment of either of said notes when due, then we or my assigns can in them or assigns' option declare them all due and payable whether so by their terms or not, and sale then can be made of said property as hereinafter provided.

To secure the payment of said notes I and my assigns hereby retain a vendor's lien upon said property and the said Robert Greenwood by the acceptance of this deed intends to make and acknowledge a lien upon said property in the nature of a mortgage with power of sale in F. B. Hill or my assigns and F. B. Hill or my assigns may enforce said lien without recourse to the courts, if there shall be default in the payment of any of said promissory notes, by a sale of said property, before the South Door of the Court House in Canton, Mississippi, at public auction, to the highest bidder, for cash, after having given ten days notice of the time and place of sale, by posting a written or printed notice thereof at the Court House door in said County, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale F. B. Hill or my assigns, shall first pay the cost and expenses of executing said sale, and second pay the indebtedness secured and intended to be secured by this deed to the owners thereof: And should any balance remain I or my assigns shall pay it over to the said Robert Greenwood or his assigns. The said Robert Greenwood is entitled to the rents and shall pay all taxes for the year of 1926.

The said Robert Greenwood is to pay insurance.

Witness \_\_\_\_\_ signature and seal this the 20 day of Jany A.D. 1926.

F. B. Hill

(\$5.00 revenue stamp attached & cancelled)