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Being the same lot conveyed by J. A. Beavers to A. B. Bell on June 5, 1925, by deed of record in Book 5, on page 575 in the Chancery Clerk's office of said County, and by A. B. Bell to S. M. Riddick, by deed, dated October 20, 1925, and of record in said office in Book 5, on page 30;

Grantee is to pay the sum of \$50.00 monthly, beginning on the 1st day of October, 1926, on said notes, and failure to make said \$50.00 monthly payment shall, ipso facto, cause all of the aforesaid notes to become due and payable at once, and Grantor may proceed to enforce the payment of same as hereinafter provided:

Grantee shall have the right to pay any or all of said Notes at any maturity date, and only earned interest will be collected:

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 W.E. STRATTON, 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 herein conveyed before the South door of the Court House, in Canton, Mississippi, at public auction, for cash, after having given three weeks notice of the time, terms, and place of sale, by posting notice thereof at the South Door of the Court House, in Canton, Mississippi, and by publication in a newspaper, for three weeks, as is required by law for sales under deeds 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 trust, and making said sale, and second, pay the indebtedness secured hereby, and, should any balance remain, he shall pay the same to the Grantee herein.

The above lands are not, and have never been, any part of my Homestead.
Witness my signature this, the 1st day of September, 1926.

S. M. Riddick

State of Mississippi)

Madison County)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said County and State, personally appeared, the within named, S. M. RIDDICK, who, acknowledged, that he signed and delivered the above and foregoing instrument of conveyance, on the day and date therein written, and as and for his act and deed.

Given under my hand and official seal this the 1st day of September, 1926.

(SEAL) ✓ ✓ ✓

R.E. Spivey, Jr., Notary Public
Madison County, Mississippi.

Geneva Sanders Tyler
C. A. Tyler,
To/W. D.
John B. HOWELL

Filed for record the 18 day of Sept.,
1926 at 2:40 o'clock P.M.
Recorded the 20th day of Sept., 1926.

W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

For and in consideration of the sum of \$1259.52 cash to us in hand paid by John B. Howell, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the said John B. Howell of our certain indebtedness to The Federal Land Bank of New Orleans, which indebtedness is secured by deed of trust under date of February 16, 1920, to Barrett Jones, Trustee, and of record in Book B G page 132 of the land records in the Chancery Clerk's office of Madison County, Mississippi; and also the further consideration of the assumption by John B. Howell of our indebtedness to Madison County Bank of Canton, Mississippi, which indebtedness is secured by trust deed to D.H. Blackston, Trustee, under date of December 2, 1925, and which is of record in Book C. D. page 460 of the land records in the Chancery Clerk's office of said County; and the further consideration of the assumption by the said John B. Howell of the taxes due on the land herein conveyed for the year 1926, we, Geneva Sanders Tyler and C. A. Tyler, her husband, convey and warrant unto the said John B. Howell the following described lands lying and being situate in the County of Madison, State of Mississippi, towit:-

S $\frac{1}{2}$ N $\frac{1}{2}$ Section 35, Township 9, Range I East; and
S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 36, Township 9, Range I East; and

S $\frac{1}{4}$, Section 36, Township 9, Range I East, less 8 acres in the shape of a triangle in the Southeast corner thereof, lying, South and East of the Road; and 8 acres in the Northwest corner of Section 1, Township 8, Range I East; less and excepting 32 acres conveyed by us to Arthur Edmonds and Leanna Edmonds by deed dated December 6, 1915, and of record in Book V.V.V., page 306 of the land records in the Chancery Clerk's office of Madison County, Mississippi, reference to which deed to the said Edmonds is made to aid in this description.

This conveyance is made subject to a right of way, over the lands herein conveyed from the lands conveyed to the said Edmonds, to the public road.

We intend to convey, and hereby convey and warrant unto the said John B. Howell all the lands allotted to Geneva Sanders Tyler in the partition suit entitled Ex Parte John W. Wilson et al., being Cause No. 5331 in the Chancery Court of Madison County, Mississippi, less only the 32 acres, heretofore conveyed to Arthur Edmonds and Leanna Edmonds as aforesaid.

This conveyance is made subject to right of way, over the lands herein conveyed, reserved to the other allottees, from the lands allotted to the other allottees to the public road, which right of way was decreed in said cause No. 5331 to be a common roadway to be kept open for the benefit of the other parties or allottees, by decree of the Chancery Court rendered May 8, 1911 and of record in Minute Book 7, page 577.

The grantors herein shall be entitled to the rents on the lands herein conveyed for the year 1926, and the grantor, John B. Howell, shall have immediate possession of said lands subject to the lease rights of the tenants for 1926.

Witness our hands and seals this the 7th day of September, 1926.

C. A. TYLER (SEAL)

GENEVA SANDERS TYLER (SEAL)