

State of Mississippi)
County of Madison)

Personally appeared before me Janet Lehmann in and for said County and State, I. A. Dobson, who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as his act and deed and for the purpose therein expressed.

Witness my hand and official seal, this 19 day of Dec., A.D. 1921.

(\$.50 revenue stamp attached & can-celled)
(\$1.00 fee paid)

(Seal) Janet Lehmann, Notary Public.

The Vendue lien reserved herein - satisfied & can-celled
the 19th day of Jan - 1925 -

Attest: W. B. Jones, Clerk
of Courtland Co.

I. A. Dobson

I. A. Dobson,
To/ Deed
Viola Williams.

Filed for record on the 22nd day of December 1921 at 2 o'clock P.M.
Recorded on the 28th day of Dec. 1921.

IN CONSIDERATION of the sum of One Hundred Dollars cash in hand paid to me by Viola Williams the receipt of which is hereby acknowledged, and the further sum of Five Hundred & Fifty & no/100 DOLLARS, due me by her as is evidenced by her promissory notes of even date herewith, due and payable to me or order, as follows, viz:

One principal note for \$50.00 due July 1, 1922 after date.
One principal note for \$100.00 due Jan. 1, 1923, after date.
One principal note for \$50.00 due July 1, 1923 after date.
One principal note for \$50.00 due Jan. 1, 1924, after date.
One principal note for \$50.00 due July 1, 1924, after date.
One principal note for \$50.00 due Jan. 1, 1925, after date.
One principal note for \$50.00 due July 1, 1925 after date.
One principal note for \$50.00 due Jan. 1, 1926, after date.
One principal note for \$50.00 due July 1, 1926, after date.
One principal note for \$50.00 due Jan. 1, 1927, after date.

Each of said notes bearing interest after it's respective date at the rate of 6 per cent per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity, I, I. A. Dobson, convey and warrant, unto Viola Williams, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

That certain lot in the City of Canton, described as:
Beginning on the East side of Hickory Street at a point about 209 feet South of the South margin of North Street, and run thence North 50 feet, and thence East 85 feet, more or less, to the East margin of Lot 13, thence South 50 feet, and thence West to the point of beginning, - being the lot now occupied by OSCAR HARRIS, - there being one house situated on this lot.

The grantee is to keep the buildings on said property insured against loss by fire in the sum of \$500.00, with Loss Clause payable to I. A. Dobson on the continuation of my part of above indebtedness.

Should default be made in the payment of either of said promissory notes when due, then grantor or assigns can at their 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 provide the payment of said notes the grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees 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 grantor or assigns, and grantor may then 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, Madison County, 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 said City and County and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Miss., 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 and intended to be secured by this deed to the owners thereof; and should any balance remain said grantor or assigns shall pay it over to the said Viola Williams, or his assigns. The said grantor is entitled to the rents and shall pay the taxes on said property for the year 1921.

Witness my signature _____ and seal _____ this 16th day of Dec. A. D. 1921.

I. A. Dobson

(SEAL)