

The vendor's lien herein reserved is hereby satisfied
and cancelled of record by authority of Sara S. Leitch
(nee Mrs. S. S. Leitch) filed June 26th 1924 and recorded
in Book BV Page 119

345

W B Jones, Clerk
By A D Sutherland Dr.

Mrs. S. S. Leitch;
To/ W. D.
S. H. Howard.

Filed for record on the 15th day of
February 1922 at 2:45 o'clock P.M.
Recorded on the 20th day of Feb. 1922.

THE STATE OF MISSISSIPPI
MADISON COUNTY.

THIS CONVEYANCE made and executed this the 2nd day of February, 1922
by and between Mrs. Sara S. Leitch, hereinafter termed Grantor, and Dr. Saml. H. Howard,
hereinafter termed Grantee, Witnesseth:

That for and in consideration of the money hereinafter, by said Grantor
paid to said Grantor, and to correct the deed made September 27th., 1920 and recorded in
Book YYY, Page 615 in the Chancery Clerk's Office of Madison County, Mississippi, reference
to which is hereby made, and the other considerations set forth herein, the said Grantor
bargains, sells, conveys and warrants unto the said Howard, and by these presents, hath
bargained, conveyed and warranted unto him the following property lying and being situated
in the City of Canton, and in said county and State to-wit:

THE TYLDA INN, & ANNEX, now conducted by said Grantor
as a Hotel and Apartment House, and the garden lot
thereto adjoining on the west side, and more particu-
larly described by metes and bounds as follows: the
property conveyed to Sara S. Leitch et al. by Kate C.
Mill et al. Mch. 24th., 1914, of record in Book UUU
Page 470, of the Chancery Clerk's Office of said county,
to which reference is hereby made for a more particular
description of this property, same being that part of
Lot No. 1, South side of Fulton St., as embraced and des-
cribed in George & Dunlap's Map of the City of Canton,
beginning 200 ft. east of South Liberty St. on South
side of Fulton St., thence running 200 ft. south, thence
66 ft. east, thence North 200 ft. to Fulton St., thence
along same to the point of beginning 66 feet.
Also the part of Lots One and Three, this being intended
as the Annex, beginning 266 ft. East of South Liberty
Street on the South side of Fulton Street and running
thence South 200 feet, - thence East 66 feet, - thence
North 200 feet, to Fulton Street and along same West
66 feet to the point of beginning.

Also the garden lot lying west of and adjoining said Tylda
Inn building, being 56 feet off the east end of Lot No. 9,
as embraced in the map of George & Dunlap of the City of
Canton, and being the same lot conveyed by John Wohner to
E. A. Comfort et ux. on December 4th., 1919, of record in
Book VYY Page 366, and conveyed by said Comfort to Sara
S. Leitch, in Book ZZZ, Page 129, December 17th, 1919,
to which two deeds, in the Chancery Clerk's office refer-
ence is hereby made for a more perfect description of
said lot, also the privilege of using the west driveway
along the east side of said Comfort's residence lot.

Also all the furniture, fixtures, furnishings, beds and bedding, dining
room, and kitchen linen, and all toweling, towels, bath room napery, china, stone, and iron
ware, and all equipments of every kind and description used in the business of the Tylda
Inn, and Annex, unless reserved by a separate schedule in writing signed by the said Grantee.

The consideration of this deed, in part, in the payment by said Grantee
to said Grantor, of the sum of Eighteen Thousand Dollars, as follows:

A payment of \$5,000.00 Five Thousand Dollars; cash.

One thousand, and \$4,000.00 in treasury certificates;

The assumption by said Grantee of the payment of her

two notes due Dr. C. F. Smith, one for \$2500.00, and

one for \$2,000.00, due respectively Nov. 1st, 1921, and

Nov. 1st, 1922, with interest as provided therein.

Also the assumption and payment of her note to Henry

and Rosa F. Purviance, due Jan. 1st, 1923, for the

sum of \$2,000.00 and interest as therein demanded.

Also the execution by said Grantee of his three notes to said Grantor,
for the balance of the purchase money due hereunder, in the following sums and on the
following dates to-wit:

1 note for \$2,000.00 due Oct. 1st, 1924.

1 " " \$2,000.00 " " " , 1925.

1 " " \$2,500.00 " " " , 1926.

bearing interest at the rate of six per cent per annum from date, till paid.

The said two debts due by her are secured by trust deeds, the Smith debt
on the main building of the said property, and the Purviance debt on the Annex.

In addition to the above considerations, the said Howard also covenants and agrees to buy,
and the said Grantor agrees to sell him, the insurance policy of two years on said buildings.
Also to buy from Grantor, all supplies and all coal she has at wholesale prices.

Also he agrees to insure said buildings herein conveyed, in some
responsible company, or companies, for a sum sufficient to cover the unpaid balances due
Grantor, till same be paid.

The said Grantor agrees to pay the taxes of 1920, when due.

A vendor's lien is hereby retained and held by said Grantor on all the
property herein conveyed for the unpaid purchase money.

In testimony whereof, the Grantor has hereunto set her hand this the
2nd day of February 1922.

Mrs. Sara S. Leitch.