

pieces or parcels of land situate and being in the City of Ridgeland, County of Madison, and state of Mississippi, and described as follows, to wit:-

Lots number (1) to (15) inclusive a block Fifty-six as shown by plat of said Village of Ridgeland now of record in the Chancery Clerk office of said County reference said plat being here made.

The above description is to include all lots in block number (56).

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the said premises, as herein described, with the appurtenances, unto the said parties of the second part, and to their heirs and assigns, forever.

And the said Fred G. Blum and parties of the first part for themselves their heirs, executors and administrators do covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the sealing and delivery of these presents are well seized of the above-granted premises in fee simple; that they are free from all encumbrances whatever and that they will and their heirs, executors, administrators shall warrant and defend the same against all lawful claims whatsoever,

In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of THEO F. BELL
Grace C. Bell

Fred G. Blum, (L.S.)

State of Michigan)

County of Macomb)

On this Twenty-seventh day of October, in the year one thousand nine hundred and Twenty-five before me Notary Public in and for said County, personally appeared Fred G. BLUM and to me known to be the same persons described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed.

Theodore F. Bell, Notary Public, Macomb County, Michigan,
(SEAL). My commission expires, Sept. 27, 1927.

(\$1.00 revenue stamp attached & cancelled)

I. A. Dobson,
To/W. D. & V. L.
Alonza Chaffey

Filed for record the 1st day of Dec.
1925 at 3:30 P. M.
Recorded the 11th day of Dec., 1925.

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

In consideration of the sum of \$50.00 Dollars cash in hand paid me, by ALFONZA CHAFFEY, the receipt of which is hereby acknowledged; and the further consideration of the sum of \$350.00 Dollars, evidenced by the seven (7) notes of the Grantee herein, due and payable as follows, to wit:-

- One note for \$61.50 due six (6) months after date
- One note for \$59.00 due Twelve (12) months after date
- One note for \$57.50 due eighteen (18) months after date
- One note for \$56.00 due twenty-four (24) months after date
- One note for \$54.50 due thirty (30) months after date
- One note for \$53.00 due thirty-six (36) months after date
- One note for \$51.50 due forth-two (42) months after date

Each of said notes bearing interest after their respective date at the rate of 6% per cent per annum, and ten per cent additional if placed in the hands of an attorney for collection after maturity, I, I. A. DOBSON hereby convey and warrant unto the said Alfonza Chaffey the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, to wit:-

Lot 9 Couch and Yeargain's Addition to the City of Canton, Mississippi, being the same lot conveyed to me by C.G. Lutz, by deed dated Sept. 13, 1922, and being the lot on which the house now occupied by Alfonza Chaffey is now situated, and being the lot immediately South of the lot now owned and occupied by Ophelia Shaw.

Said lot being described with reference to George & Dunlap's map of said City of Canton.

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

Failure of Grantee to pay any one of said notes at its respective maturity shall, ipso facto, cause all of said notes to become due and payable at once, and Grantor may proceed to enforce the payment thereof as hereinafter provided.

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 Alfonza Chaffey 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 before the South Door of the Court House in Canton, Mississippi, at public auction to the highest bidder, for cash, after having given three weeks' notice of the time, place, and terms of said sale, by posting a notice thereof at the South Door of the Court House in Canton, Mississippi, and by publication for three weeks, as is required by Law for sales under a deed 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 sale, and second, pay the indebtedness secured hereby, and should any balance remain, he shall pay the same to the Grantee herein.

Witness my signature this the 28th day of October, 1925.

I. A. DOBSON

(\$0.50 revenue stamp attached & cancelled)