

S. W. Latimer
Douglass C. Latimer
To/W.D.
C. T. Fisackerly

Filed for record the 23rd day of Nov.,
1926 at 12 o'clock M.
Recorded the 24th day of Nov., 1926.
W.B. Jones, Chancery Clerk
A.O. Sutherland, D.C.

For a valuable consideration in cash paid to us by C. T. Fisackerly, receipt of which is hereby acknowledged, we, Sam W. Latimer and Douglass C. Latimer, hereby CONVEY and WARRANT unto the said C. T. Fisackerly, an undivided 1/3 interest in the following described lands in Madison County, Mississippi, to wit:-

E $\frac{1}{2}$ NE $\frac{1}{4}$ & SE $\frac{1}{4}$ & SW $\frac{1}{4}$ SEC. 30; & NE $\frac{1}{4}$ NE $\frac{1}{4}$ & W $\frac{1}{2}$ NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC. 31; & W $\frac{1}{2}$ NW $\frac{1}{4}$ SEC. 32; W $\frac{1}{2}$ W $\frac{1}{2}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ LESS 20 ACRES OFF EAST SIDE, AND N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC. 29; ALL IN T 11 R 4 E.

This conveyance is made subject to the existing indebtedness to the Federal Land Bank of New Orleans, and to the Canton Exchange Bank.
Witness our signatures this the 23rd day of November, 1926.

S. W. Latimer
Douglass C. Latimer

State of Mississippi)
County of Madison)

Personally appeared before me, R.E. Spivey, Jr., a Notary Public in and for said County and State, the within named, Sam W. Latimer and Douglass C. Latimer, who each, acknowledged to me that they signed, sealed, and delivered the foregoing instrument on the day and year therein mentioned, and as and for their act and deed.
Given under my hand and official seal, this the 23rd day of November, 1926.

(SEAL) R. E. Spivey, Jr., Notary Public.

J. E. Rorer
Margaret Rorer
To/W.D. & V.L.
Frank Houchens

Filed for record the 22nd day of Nov.,
1926 at 11:30 o'clock A. M.
Recorded the 24th day of Nov., 1926.
W.B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

Principal of Deferred Payments \$1000.00
Interest 6% Exempt.

In consideration of the sum of Two Hundred Dollars, cash in hand paid us by Frank Houchens, the receipt of which is hereby acknowledged, and of the further sum of Eleven Hundred Eighty NO/100 Dollars due us by said Frank Houchens, as is evidenced by his five promissory notes of even date herewith, due and payable to J. E. Rorer, or order, as follows, viz:-

- One Principal & Int note for \$260.00 due 1 year after date;
- One Principal & Int note for \$248.00 due 2 years after date;
- One Principal & Int note for \$236.00 due 3 years after date;
- One Principal & Int note for \$224.00 due 4 years after date
- One Principal & Int note for \$212.00 due 5 years after date

each of said notes bearing interest after its respective maturity at the rate of 6% per annum, and 10 per cent attorney's fee, if placed in the hands of an attorney for collection after maturity, we, J. E. Rorer and Margaret Rorer, his wife, do hereby CONVEY AND WARRANT unto the said Frank Houchens, until the 1st day of Jan. 1925, the following described real estate lying and being situated in Madison County, State of Mississippi, to wit:-

40 acres of land, more or less in Sec. 16, T. 9, R. 3 East and more particularly described as follows to wit:- Beginning at a point on East margin of Canton and Sharon gravel road, which point is 30 feet East of the S. E. Corner of George Speeds 20 acre home place, thence in a South Easterly direction along a Plantation road leading to the C. S. Priestley Estate lands to said Priestley lands thence NE along the NW Margin of said Priestley lands to the E. line of said Sec. 16, thence N. along the East line of said Sec. 16 to a Sasafraz Tree, on said E line of said Sec. 16 thence in a Westernly direction to a point on E. margin of Canton & Sharon gravel road, which point is 30 ft E of NE Corner of said George Speed's 20 acre home place, thence in a South Westernly direction along E margin of said gravel road to the point of beginning.

Should default be made in the payment of either of said promissory notes when due, then we or our assigns can in our 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, we and our assigns hereby retain a vendor's lien upon said property, and the said Frank Houchens 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 me, us or our assigns, and we or our 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 three weeks notice thereof by posting said notice at the South Door of the Court House in said County, and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, we or our assigns, shall first pay the costs and expenses of executing said sale, and secondly pay the indebtedness secured and intended to be secured by this deed to the owners thereof; and