

State of Mississippi)
County of Madison) ss.

Personally appeared before me, W. B. Jones, Chancery Clerk in and for the aforesaid county and state, the within named N. J. Law, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.
Given under my hand and seal of office on this the 1st day of Sept., A.D. 1926.

(SEAL) W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

Helen C. Hinton
R. E. Hinton,
(Wife & Husband)
To W.D. & V.L.
I. A. DOBSON

Filed for record the 31st day of Aug., 1926 at 3 o'clock P.M.
Recorded the 4th day of Sept., 1926.
W.B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

For and in consideration of the sum of One Thousand & No/100 Dollars, cash in hand paid us by I. A. Dobson; receipt of which is hereby acknowledged, and for the further consideration and the assumption and payment by the said I. A. Dobson of all of the principal indebtedness evidenced by our notes to Mrs Mary P. Jiggitts dated June 14th, 1926, and secured by deed of trust recorded in Book B.Y. at page 318 of the land deed records of Madison County, Mississippi, and for the further consideration of the sum of Nine Hundred Fifty Seven & 02/100 Dollars, evidenced by the 3 promissory notes of the said I. A. Dobson, of even date herewith, and due and payable as follows, to wit:-

- One note for \$480.88 due one year after date;
- One note for \$274.54 due two years after date;
- One note for \$201.80 due two years after date;

each of said notes bearing interest, after its respective maturity, at the rate of six per cent. per annum, payable annually, and ten per cent. additional if placed in the hands of an Attorney for collection, after maturity, we, Helen C. Hinton and R.E. Hinton, wife and husband, hereby, convey and warrant unto the said I.A.DOBSON the following described tract or lot of land, lying, being, and situated in Madison County, Mississippi, to wit:-

Beginning at the South-east Corner of Murray Garrett's Lot, on the North side of Peace Street, thence East 149 feet to the South-west Corner of the Sutherland Lot, thence North 200 feet to the South-east Corner of the Stiles Lot, thence West 149 feet to the East line of the Garrett Lot, and thence South 200 feet to beginning. Being Lot 70 on the North side of East Peace Street.

Taxes, on said property, for the year 1926, shall be prorated between the parties hereto as of this date.

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 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 Grantors herein to secure the prompt payment of the above notes at their respective maturities, and the said I.D.Dobson, 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 the 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 said property before the South door of the Court House, in Canton, Mississippi, after advertisement of said sale, by posting one notice of the time, place, and terms thereof at the South Door of the Court House in Canton, Mississippi, and by publication thereof for three weeks, as required by Law for Sale of Lands 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 said sale, and, second, pay the indebtedness secured hereby, and, should any balance remain, he shall pay the same to the Grantee herein.

Witness our signatures this the 28th day of August, 1926.

Helen C. Hinton,
R. E. Hinton

State of Mississippi)
Madison County)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgments in and for said County and State, personally appeared the within named Helen C. Hinton and R. E. Hinton, wife and husband who, each, acknowledged that they signed and delivered the foregoing instrument of conveyance on the day and year therein written, and as and for their act and deed.
Given under my hand and official seal, this the 28th day of August, 1926.

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

The mortgage secured by the Vendor's Lien here reserved has been paid in full by the Vendor's Lien is cancelled. This February 19 1927