

H. L. Nichols
To/ G. C. Deed
Etna N. Fletcher

Filed for record the 19th day of May, 1924
at 11:00 O'clock A.M.
Recorded the 22nd day of May, 1924.

W. B. Jones, Chancery Clerk
H. D. Lane, D. C.

In consideration of \$10.00 cash in hand paid me by Etna N. Fletcher, the receipt of which is hereby acknowledged, I, H. L. Nichols do hereby convey and quit claim unto the said Etna N. Fletcher, the following described lands in Madison County, State of Mississippi, to wit:-

Lot 84 on the North side of East Peace St., according to the map of the City of Canton, prepared by George & Dunlap, and being further described as beginning at the Southeast corner of the residence lot of M. S. Hill and run thence along the North side of Peace St., east 100 ft., and thence North 384 ft., to Center St., and thence West along South side of Center St., 100 ft., to the Northeast corner of the said Hill lot and thence South with his eastern line, 384 ft., to the point of beginning.

This deed is executed to convey any possible interest that I might have in said lot, but I know of no interest.

Witness my signature and seal this 16th, day of May, 1924.

H. L. Nichols (Seal)

State of Mississippi)
Holmes County :
City of Lexington)

Personally appeared before me, the undersigned officer in and for said City, County and State, H. L. Nichols, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned as his act and deed.

Witness my signature and official seal this the 17th day of May, 1924.

(SEAL)

H. W. Watson, Notary Public.

Elton B. Cauthen
Daisy Cauthen
To/Warranty Deed
J. P. YOUNG

Filed for record the 19th day of May, 1924
at 9 o'clock A. M.
Recorded the 22nd day of May, 1924.

W. B. Jones, Chancery Clerk
H. D. Lane, D. C.

In consideration of the sum of Two Thousand Dollars, cash in hand paid us, by J. P. Young, the receipt of which is hereby acknowledged, and the further consideration of the assumption, by the said J. P. Young, of an indebtedness, of \$3560.00, to the Federal Land Bank of New Orleans, New Orleans, Louisiana, secured by a deed of trust on the lands hereinafter described, and the further consideration of the ten promissory notes, of the grantee herein, due and payable as follows, to wit:-

- One note, for \$390.40, due one year after date:
- One note, for \$375.76, due two years after date:
- One note, for \$361.12, due three years after date:
- One note, for \$346.48, due four years after date:
- One note, for \$331.84, due five years after date:
- One note, for \$317.20, due six years after date:
- One note, for \$302.56, due seven years after date:
- One note, for \$287.92, due eight years after date:
- One note, for \$273.28, due nine years after date:
- One note, for \$258.64, due ten years after date:

each of said notes bearing interest, after maturity, at the rate of six per cent. per annum, and ten per cent additional as attorney's fees if placed in the hands of an attorney for collection after maturity, we, Elton B. Cauthen and Daisy Cauthen husband and wife, hereby convey and warrant unto the said J. P. Young the following described lands, lying and being situated in the County of Madison, State of Mississippi, to wit:-

72° 16' 30" 140' 40" 81°
E½ SECTION 24; NE½ SECTION 23; SW½ & W½ SE½ SECTION 14;
E½ SE½ SECTION 15; ALL IN TOWNSHIP 11, RANGE 5 EAST; AND
CONTAINING 800 ACRES:

It is understood that the said Young may pay any or all of above Notes at any interest paying date, in which event unearned interest shall be deducted. Failure to pay any of said notes at maturity shall give the holder the option, without notice, to call all of said Notes due and payable at once, and foreclosure may be had as hereinafter provided.

It is further agreed that not more than one fifth of the Timber upon said property is to be cut during any one year unless the note for that respective years is paid before the cutting of such fraction of timber.

To secure the payment of the above notes a Vendor's lien on said property is hereby retained, and the said Grantee, by acceptance of this deed, acknowledges a vendor's lien on same in the nature of a mortgage, with power of sale in Elton B. Cauthen, or his heirs or assigns, and said Mortgage may be enforced upon failure to pay any of said Notes as the same matures, by a sale of the said property before the South door of the Court House, in Canton, Mississippi, at public auction, to the highest bidder for cash, after first having given three weeks notice of the time, place, and terms of said sale, by posting a written or printed notice of same before the South door of the Court House in Canton, Mississippi, and after having published said Notice for said time in a Newspaper published in said County, and by advertising as may be required by law for the sale of lands under deed of trust, and may convey the property sold to the purchaser thereof by proper instrument of conveyance; and from the proceeds of said sale there shall first be paid the attorney's fees and expenses incident to said sale, and second, the indebtedness secured hereby, and should any balance remain, the same shall be paid over to the grantee herein.

Should the holder of above notes, at any time, have to pay the taxes upon said lands in order to prevent damages accruing, the same shall become a part of the indebtedness here secured with interest.

Grantee hereby assumes the Government loan now on above and other lands for the balance due, which amounts to \$3560.00, and it is agreed that the lands here conveyed shall be primarily liable for said indebtedness to the Federal Land Bank of New Orleans, and in event of foreclosure by said bank, the lands herein described shall be sold first to satisfy said indebtedness.

the vendor's lien remains in force by default of the grantee until the 1st day of Jan. 1927.