

John C. Jones,
To/Deed
J. F. Dick,

Filed for record the 23rd day of Dec.,
1921 at 11:30 A.M.
Recorded the 24th day of Dec., 1921.

For and in consideration of the sum of \$10.00 cash to me in hand paid by J.F. Dick, the receipt of which is hereby acknowledged and other considerations not necessary to enumerate herein, I, John C. Jones, of Galveston, Texas, convey and warrant unto the said J.F. Dick the following described lands, lying and being situate in the County of Madison, State of Mississippi, to wit:-

NE $\frac{1}{4}$ Section 2, Township 11, Range 4 East. Intending to convey and conveying all of that certain land set apart to me in the Partition suit in the Chancery Court of Madison County, in Cause No. 6669, entitled O.E. Castens vs John C. Jones, Final Decree in which cause being found in Minute Book 9, page 192.

I have never resided on said land and the same is not my homestead.

Witness my hand and seal on this the 27th day of Sept., 1921.

John C. Jones (SEAL)

State of Miss.,)
County of Madison)

Personally appeared before me, the undersigned J.P. & Ex officio Notary Public, in and for said County and State, the within named John C. Jones, who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal on this the 27th day of Sep., 1921.

(\$2.90 fee paid)

(SEAL)

H. Greenwaldt, J.P.
Ex officio Notary Public.

(\$1.00 revenue stamp attached & cancelled)

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I.A. Dobson,
To/W. D. & V.L.
Dave Hinton

Filed for record the 24th day of Dec.,
1921 at 3 o'clock P.M.
Recorded the 24th day of Dec., 1921.

In consideration of the sum of One Hundred Dollars cash in hand paid to me by DAVE HINTON the receipt of which is hereby acknowledged, and the further sum of Three Hundred & Sixty-Five no/100 Dollars, due me by him as is evidenced by his 7 promissory notes of even date herewith, due and payable to me or order, as follows, viz:-

One principal note for \$65.00	due July 1st, 1922 after date,
One principal note for \$50.00	due Jan. 1st, 1923 after date,
One principal note for \$50.00	due July 1st, 1923 after date,
One principal note for \$50.00	due Jan. 1st, 1924 after date,
One principal note for \$50.00	due July 1st, 1924 after date,
One principal note for \$50.00	due Jan. 1st, 1925 after date,
One principal note for \$50.00	due July 1st, 1925 after date,

Each of said notes bearing interest after it's respective date at the rate of 6 per cent per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity, I, I.A. Dobson, do hereby convey and warrant to the said Dave Hinton forever the following described real estate, lying and being situated in Madison County, State of Mississippi, to wit:-

A lot in the City of Canton

W $\frac{1}{2}$ Lot 18 in Couch & Yeargains Addition to the City of Canton, as per plat of said City made by George & Dunlap.

The grantee agrees to carry \$300.00 Insurance on above house, during the continuation of this indebtedness, with Loss Clause payable to I.A. Dobson.

Should default be made in the payment of either of said promissory notes when due, then grantor or assigns can at their 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 provide the payment of said notes the grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees 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 grantor or assigns, and grantor may then 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, Madison County, Mississippi, at public auction to the highest bidder, for cash, after having given three weeks' notice thereof at the south door of the court house in said City and County and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Miss., and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale, and second, pay the indebtedness secured and intended to be secured by this deed to the owners thereof; and should any balance remain said grantor or assigns shall ~~not~~ pay it over to the said Dave Hinton, or his assigns. The said grantor is entitled to the rents and shall pay the taxes on said property for the year 1921.

I. A. Dobson, (SEAL)