

Frank Mackey
To/Deed
Allen Clerk

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Filed for record the 27th day of Nov.
1926 at 10 o'clock A.M.
Recorded the 29th day of Nov., 1926.

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

For and in consideration of \$25.00 in cash and one note for \$158.00 One hundred fifty eight dollars due November the 1st a.d. 1927, and one note for \$148.40 One Hundred Forty eight dollars and forty cents due November 1st, a.d. 1928; and one note for \$132.80 One hundred thirty two dollars and eighty cents due November the 1st a.d. 1929, and one note for \$124.20 One hundred twenty four dollars and twenty cents due November 1st, 1930. Said notes to accrue interest at 6 per cent per annum after maturity. I convey and warrant to Allen Clerk. The following described land situated in the County of Madison State of Mississippi towit:-

"SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ Section 30 Township 12 Range 4 East 40 acres and commencing at the N.E. Corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ S 30 T 12 E 4 E and commencing at the S.E. corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and running N to Public Road thence West along said road 140 yds thence South to north boundary line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ thence East along said line to place of beginning containing 2 acres more or less all in S 30 T 12 R 4 E all in Madison County State of Mississippi.

Witness my hand this 6 day of November a.d. 1926.

Frank Mackey

State of Mississippi)

Holmes County

Personally appeared before me J.H. WILLIS, a Notary Public in and for said County and State of FRANK MACKEY who acknowledged that he signed and delivered the foregoing deed on the day and year herein mentioned as his act and deed

Given under my hand and official seal of office at Pickens Miss. this 6th day of November 1926

J. H. Willis, Notary Public.

Mrs G. F. Moore
G.F. Moore
To/W.D. & V.L.
R. M. Garner &
Alice Powell Garner

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Filed for record the 27th day of Nov., 1926 at 3:30 o'clock P.M.
Recorded the 29th day of Nov., 1926.

W.B. Jones, Chancery Clerk

In consideration of the sum of Two Hundred Dollars, (\$200.00) Cash in hand paid us, by R. M. Garner and Alice Powell Garner, the receipt of which is hereby acknowledged, and the further consideration of the sum of Six Hundred Dollars, (\$600.00), evidenced by the Twelve Notes (12) of the Grantees herein, in the sums of, and due and payable, as follows:-

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|-------------------------------|--------------------------------|
| \$50.00 due February 1, 1927: | \$50.00 due August 1, 1927: |
| \$50.00 due March 1, 1927: | \$50.00 due September 1, 1927: |
| \$50.00 due April 1, 1927: | \$50.00 due October 1, 1927: |
| \$50.00 due May 1, 1927: | \$50.00 due November 1, 1927: |
| \$50.00 due June 1, 1927: | \$50.00 due December 1, 1927: |
| \$50.00 due July 1, 1927: | \$50.00 due January 1, 1928: |

Each of said notes bearing interest, after date, at the rate of six (6) per centum per annum until paid, and Ten (10) per centum additional, as Attorney's fees, if placed in the hands of an attorney, for collection, after maturity, or after same shall have been declared due and payable as hereinafter provided, to Mrs G.F. MOORE and G.F. MOORE, wife and husband, hereby CONVEY and WARRANT unto the said R. M. GARNER and ALICE POWELL GARNER as tenants in common, share and share alike, the following described Lot of Land, lying, being, and situated in the City of Canton, County of Madison, and State of Mississippi, towit:-

A Lot fronting Seventy (70) Feet on the West side of North Liberty Street, and running back West, between parallel lines, Two Hundred and Ten (210) Feet, out of the South-east corner of that certain lot, described as-

Commencing at a point on the West side of North Liberty Street, at the North-east corner of Mrs John Calhoun's Lot, run thence North 11 degrees East, along the West margin of said Liberty Street, 210 feet, thence run West, parallel with the North margin of Mrs Calhoun's Lot, 425 feet, thence South 11 degrees West, with Liberty Street, 210 feet, thence South 84 degrees East to point of beginning:

Being the same lot conveyed and described in the following deeds:

George and Josephine Hecker to W.E. Campbell, January 3, 1921, Book 1, page 87:
W.E. Campbell to Kate E. Campbell, January 26, 1922, Book 1, page 332:

Kate E. Campbell to Mrs G.F. Moore, March 30, 1926, Book 5, page 327:

Grantees herein assume, and by the acceptance of this deed, agree to pay all charges or assessments on account of street paving and side walks.

Grantees 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 Grantees 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 to secure the prompt payment of the above notes, at their respective maturities, and the said R.M. Garner and Alice Powell Garner, by the acceptance of this deed acknowledges 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 herein conveyed before the south door of the Court House in Canton, Mississippi, at public auction, to the