

V.Pratt Lutz  
To/W.D.  
S.M.Riddick

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Filed for record this the 16th day of Sept. 1925  
at 5.10 P.M.  
Recorded this the 18th day of Sept. 1925

W.B.Jones, Clerk

For valuable consideration cash in hand paid to me by S.M.Riddick, receipt of which is hereby acknowledged, I, V.Pratt Lutz hereby sell, convey and warrant unto the said S.M. Riddick an undivided one half interest in the following described land lying and being situated in the City of Canton, County of Madison, Mississippi, tto-wit;

217 feet of East end of North half of Lot 14, West of the Ill. Central Railroad Co. in the South-west part of the City of Canton, according to the plat of George and Dunlap made of the City of Canton in 1898. Said lot being marked on said map as follows:-  
Vix. Tueter and Lutz No.14.

And being all the interest I own in said lot, one-half undivided interest having been conveyed by me to the said Riddick by deed dated March 21st, 1925 and recorded in Book No.3 on page 532.

Witness my signature this the 16 day of Sept, 1925.

V.Pratt Lutz

State of Mississippi,  
Madison County.

Personally appeared before me, the undersigned authority, in and for said City, County and State, V.Pratt Lutz who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as his act and deed, and for the purpose therein expressed.

Witness my hand and official seal this the 16 day of Sept, 1925.

(SEAL)  
I.A.Dobson  
To/W.D.& V.L.  
Rosia Dorthch

W.B.Jones, Chancery Clerk.  
(50¢ revenue stamp attached and cancelled)  
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✓✓✓  
Filed for record this 17 day of Sept. 1925  
at 3.P.M.  
Recorded this the 18th day of Sept. 1925  
W.B.Jones, Clerk  
H.D.Lane,D.C

In consideration of the sum of 200.00 Dollars cash in hand paid me, by Rosia Dorthch, the receipt of which is hereby acknowledged; and the further consideration of the sum of Four Hundred Dollars evidenced by the 4 notes of the Grantee herein, due and payable as follows to wit:

One Note for \$124.00 due one year after date,

One note for \$118.00 due two years after date,

One note for \$112.00 due three years after date,

One note for \$106.00 due four years after date,

each of said notes bearing interest after their respective maturities, at the rate of six per cent. per annum, and ten per cent. additional if placed in the hands of an attorney for collection, after maturity, I, I.A.Dobson hereby convey and warrant unto the said Rosia Dorthch the following described tract or parcel of land, lying and being situated in Madison County, to wit :

A lot in the City of Canton described as: Beginning on west side of Chestnut street, a and on East Margin of lot nine, as shown by George and Dunlaps map of said City, at the North east corner of lot sold by me to Tom Gibson and run thence north to the center line of said lot nine, thence west to west margin of lot nine, thence south for a distance same as the east line of same above described, and thence East to point of beginning.

Grantee herein shall have the right to pay any or all of said notes at any maturity date, and only the earned interest will be collected.

Failure of Grantee to pay any one of the 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 herinafter provided.

A vendor's lien is hereby reserved by the Grantor herein to secure the prompt payment of the above notes, at their respective maturities, and the said Rosa Dorthch 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 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 before the south Door of the Court House in Canton, Mississippi at public auction to the highest bidder for cash, and after having given three weeks notice of the time, place, and terms of said sale, by posting a notice thereof at the South Door of the Court House in Canton, Mississippi, and by publication for three weeks, as is required by law for sales under a deed 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 executing this sale, and second, pay the indebtedness secured hereby, and should any balance remain, he shall pay the same to the Grantee herein.

Witness my signature this 16th day of Sept. 1925.

I.A.Dobson

State of Mississippi  
Madison County  
City of Canton

Before me the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said City, County, and state, personally appeared the within named I.A.Dobson, who acknowledged he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his a act and deed.

Given under my hand and official seal this, the 17th day of Sept 1925.

R.H.Shackelford  
Notary Public

(SEAL)

(\$1.00 revenue stamp attached and cancelled)