

234
11/27/1929
at the B. Jones
Chancery Clerk

J. R. Davis
Bessie L. Davis
To W.D.
Mrs E. A. Baldwin

Filed for record the 4th day of
March, 1926 at 5:30 o'clock A.M.
Recorded the 9th day of March, 1926.

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

In consideration of the sum of Two Hundred eighty eight & 33/100 Dollars cash in hand paid me by Mrs E. A. Baldwin the receipt of which is hereby acknowledged and the further consideration of the sum of Five hundred seventy-six & 67/100; evidenced by the two notes of the grantee herein, due and payable as follows, to wit:-

One note for \$317.93 due one year after date,
One note for \$305.64 due two 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; we, J. R. DAVIS AND BESSIE L. DAVIS, HUSBAND AND WIFE, hereby convey and warrant unto the said Mrs E. A. Baldwin, the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, to wit:-

That certain lot in the City of Canton described as Lot Number Five of Shadow Lawn addition as shown by plat of said addition duly filed for record in the Chancery Clerk's office of said County, reference being hereinafter thereto as part of this description, said lot beginning on East side of south Liberty Street at a point 266-2/3 feet south of Sammes Street, and run south 66-2/3 feet, thence East 200 feet, thence North 66-2/3 feet, thence West to point of beginning.

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 of grantee 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.

This conveyance is made subject to any paving assessments due said city for paving street opposite said property.

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 Mrs E. A. Baldwin 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 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, 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 the 3rd day of November, 1925.

Bessie L. Davis,
J. R. Davis

State of Mississippi
Madison County
District Number One

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgments in and for said District, County, and State, personally appeared the within named J. R. Davis and Bessie L. Davis, Husband & wife, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this the 3rd day of November, 1925.

(SEAL) R. E. Spivey, Jr., Notary Public.
(\$1.50 revenue stamp attached & cancelled)

Annie C. Hossley, Mary Molony
Barbara Rings, P. M. Vaccaro,
Eugene A. Vaccaro, Lawrence S. Vaccaro,
John B. Vaccaro, Wohner Vaccaro,
Irma Vaccaro & Ida V. Frazer
To Deed
Annie D. Wohner, Ethel W. Herron,
Katie W. Smith, John Wohner,
C. K. Wohner & M. M. Wohner

Filed for record the 23rd day of
Feby., 1926 at 11:40 o'clock A.M.
Recorded the 9th day of March, 1926.

W. B. Jones, Chancery Clerk
A. O. Sutherland, D. C.

For and in consideration of the sum of \$125.00 cash to us in hand paid by Annie D. Wohner, Ethel W. Herron, Katie W. Smith, John Wohner, Clarence K. Wohner, and M. M. Wohner, the receipt of which is hereby acknowledged, we, Annie C. Hossley, Mary Molony, Barbara Rings, P. M. Vaccaro, Eugene Vaccaro, Lawrence Vaccaro, John Vaccaro, Wohner Vaccaro, Irma Vaccaro, and Ida V. Frazer, convey and warrant unto the said Annie D. Wohner, Ethel W. Herron, Katie W. Smith, John Wohner, Clarence K., Wohner, and M. M. Wohner, all our right, title, and interest in and to the following described land lying and being situated in the City of Canton, County of Madison, State of Mississippi, to wit:-

27 feet, 5 $\frac{1}{2}$ inches off of the East end of 15 feet off of the South end of Lot 17 on the West side of North Union Street, being the small strip of land 15 feet north and south by 27 feet, 5 $\frac{1}{2}$ inches east and west directly North and adjacent to the lot on which is situated the store building now occupied by John Wohner as a drug store, subject to perpetual easement of vehicle passage from North Union Street to rear of Lot 2 West Center Street.

Witness our hands and seals on this the 20th day of January, 1926.