

STATE OF MISSISSIPPI ),  
COUNTY OF MADISON ),  
CITY OF CANTON )

Personally appeared before me, the undersigned Notary Public in and for said City, County, and State the within named Mrs. Sallie W. Dinkins, who is also known to me to be the same as Mrs. S. W. Dinkins, who acknowledged that she signed and delivered the foregoing deed on the day and in the year there in mentioned.

Given under my hand and official seal at Canton, Mississippi on this the 27th day of October 1920..

Tip Ray, Notary Public.

(SEAL)

\$64.00 revenue stamp attached and cancelled.

\$3.55 fee paid.

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A. H. Cauthen,  
To/ Warranty Deed & Vendors Lien.  
A. Eldridge.

Filed for record on the 16th day of Nov. 1920 at 4 o'clock P.M.  
Recorded on the 17th day of Nov. 1920.

PRINCIPAL OF DEFERRED PAYMENTS \$1000.00 INTEREST 6% EXEMPT.

IN CONSIDERATION of the sum of Two Hundred Forty five DOLLARS cash in hand paid me by A. Eldridge the receipt of which is hereby acknowledged, and of the further sum of One Thousand Ninety Dollars, due me by said Eldridge as is evidenced by his 2 promissory notes of even date herewith, due and payable to A. H. Cauthen or order, as follows, viz,

One principal Note for \$500.00 Due Nov. 16, 1921;  
One Principal Note for \$500.00 Due Nov. 16, 1922;  
One Interest Note for \$60.00 Due Nov. 16, 1921.  
One Interest Note for \$30.00 Due Nov. 16, 1922.

each of said notes bearing interest after it's respective maturity at the rate of 6% per annum, and 10% attorney's fee, if placed in the hands of a lawyer for collection after maturity, I, A. H. Cauthen, do hereby convey and warrant unto the said A. Eldridge forever, the following described real estate, lying and being situated in City of Canton, Madison County, State of Mississippi, to-wit:

Beginning at the southeast corner of Lot no. 13, on north side of South Street, west of the I.C.R.R. Company's right of way, said lot being designated on George & Dunlap's map of the city of Canton, Miss., made in 1898, as "Cathern Clark Lot 13", and running thence in a northerly direction along the west margin of the said I. C. R. R. Company's right of way 510 feet to the southeast corner of the N<sup>1</sup>/<sub>2</sub> of Lot No. 14, thence West 759 feet thence South 145 feet, thence west 150 feet to the east margin of Cowan Street, as extended, thence South along the east margin of said Cowan Street 138<sup>1</sup>/<sub>2</sub> feet, thence south 81 degrees East 519 feet, thence South 90 feet, thence east 375 feet to the west margin of the I. C. Railroad Company's right of way, the point of beginning, containing eight and three-tenths. It is expressly warranted by Grantor that above tract of land contains 8 3/10 acres.

Should default be made in the payment of either of said promissory notes when due, then grantor or grantors, or assigns, can in grantor or grantors, or assign's option declare them all due and payable whether so by their terms or not, and sale can be made of said property as herein after provided.

To secure the payment of said notes grantor or grantors or assigns hereby retain a vendor's lien upon said property, and the said grantee 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 grantors or assigns, and grantor or grantors or assigns may enforce said lien without recourse to the courts by a sale of said property, before the South Door of the Court House in Canton, Miss., at public auction, to the highest bidder, for cash, after having given three weeks' notice of the time and place of sale, by posting a written or printed notice thereof at the South Door of the Court House in said County, and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchaser thereof by proper instrument of conveyance; and from the proceeds of said sale grantor or grantors or assigns, shall first pay the costs and expenses of executing said sale, and secondly pay the indebtedness secured and intended to be secured by this deed to the owners thereof; and should any balance remain grantor or grantors or assigns shall pay it over to the said grantee or assigns.

The said A. H. Cauthen is entitled to the rents and shall pay the taxes assessed against said property prior to Dec. 31st, 1920.

Witness my signature and seal this 16th, day of November 1920.

A. H. Cauthen, Seal.