

State of Mississippi)

Warren County)

Personally appeared before the undersigned a Notary Public in and for the City of Vicksburg, in Warren County, in the State of Mississippi, the within named Edna Aden and Ernest Aden who respectively acknowledged that they, respectively, signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal this the 30th day of December, 1925.

(SEAL) Vance W. Good, Notary Public.

I. A. Dobson
To/W.D. & V. E.
George Arrington

Filed for record the 15 day of Jan.,
1926 at 2:30 o'clock P.M.
Recorded the 20th day of Jan., 1926.

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

In consideration of the sum of Five Hundred Fifty Dollars, cash in hand paid me, by George Arrington, the receipt of which is hereby acknowledged, and the further consideration of the sum of Seventy Nine & 50/100 Dollars, evidenced by the one notes of the Grantee herein, due and payable as follows, to wit:-

One note for \$79.50, due Jan. 12, 1927:

Each of said notes bearing interest after their respective maturity 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 GEORGE ARRINGTON the following described tract or parcel of land, lying and being situated in Madison County, to wit:-

The South-East (SE $\frac{1}{4}$) of Lot No. 24 on the West side of Frost Street, in the City of Canton, Mississippi, as shown by George and Dunlap's Map of said City, on which there is situated one House.

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.

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 George Arrington, 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 12th day of January, 1926.

I. A. Dobson

(\$1.00 revenue stamp attached & cancelled)

State of Mississippi)
County of Madison
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, I. A. Dobson, who acknowledged that he signed, and delivered the above and foregoing instrument on the day and year therein mentioned, and as and for his act and deed.

Given under my hand and official seal this, the 15th day of January, 1926,

R. E. Spivey, Jr.

(SEAL) Notary Public.

Lula Harris
To/W.D.
Mattie Buckner

Filed for record the 11th day of Jan.,
1926 at 3:10 o'clock P.M.
Recorded the 20th day of Jan., 1926.

W. B. Jones, Chancery Clerk

For a valuable consideration in cash, paid to me by Mattie Buckner, the receipt of which is hereby acknowledged, I, Lula Harris, hereby CONVEY AND WARRANT to the said Mattie Buckner, the following described property, lying and being situated in the City of Canton, County of Madison, and State of Mississippi, to wit:-

Lot No. 13 East side Second Avenue of Firebaugh's Addition to the City of Canton, as per Plat or map now on file in the Chancery Clerk's office of said County.

Witness my signature this 11th day of January, 1926.

Lula Harris