

John Day, the receipt of which is hereby acknowledged, I, Eliza S. Cheek, of Enterprise, Mississippi, a feme sole, - convey and warrant unto the said John Day the following described land lying and being situate in the County of Madison, State of Mississippi, to wit:-

S $\frac{1}{2}$ of SE $\frac{1}{4}$ Section 25, Township 10 Range 4 East.

The warranty in this deed shall not extend to the merchantable timber on the above described land; it being understood by both of the parties hereto that the same has heretofore been sold to O.F. Mansell by deed dated Jan. 18, 1926, and of record in the Chancery Clerk's office of Madison County, Mississippi, in deed book 5, page 197.

The grantor shall pay the taxes for the year 1927. And the grantee shall have immediate possession of said land, subject however, to the right of grantor's present tenants to gather and remove any crops now growing on same until the first day of December, 1927.

Witness my hand and seal on this 7th day of October, 1927.

Eliza Cheek (Seal)

State of Mississippi)

County of Clarke)

Personally appeared before me, the undersigned authority in and for said County and State, the within named Eliza S. Cheek, unmarried who acknowledged that she signed, sealed, and delivered the foregoing deed as her act and deed, on the day and year therein written.

Witness my hand and seal of office on this the 8th day of October, 1927.

(SEAL)

Jno. L. Buckley

Notary Public

My commission expires January 25, 1928.

I. A. Dobson
To/W.D.
Lucy Wright

Filed for record the 13th day of
Oct., 1927 at 11:15 o'clock A.M.
Recorded the 13th day of Oct., 1927.

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

In consideration of the sum of One Hundred twenty-five dollars, cash in hand paid me, by Lucy Wright the receipt of which is hereby acknowledged; and the further consideration of the sum of Five Hundred No/100 evidenced by the 5 notes of the Grantee herein, due and payable as follows, to wit:-

Note for \$130.00 due one year after date
Note for \$124.00 due two years after date
Note for \$118.00 due three years after date
Note for \$112.00 due four years after date
Note for \$106.00 due five years after date

Each of said notes, bearing interest after its 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 Lucy Wright 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, County and State aforesaid to wit:- The West half of the south half of Lot Number Twelve on south side of West Peace Street, in Fulton's Addition to said City, as shown by map or plat of said addition of record in the Chancery Clerk's office of said County.

The Grantee agrees to keep the building on said lot insured against loss by fire in sum of \$400.00 or more, with loss clause payable to grantor.

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 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 Lucy Wright by the acceptance of this deed, acknowledged 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 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 13 day of Oct., 1927.

Lucy Wright

I. A. DOBSON

State of Mississippi)
County of Madison :
District 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, sealed, and delivered the above and foregoing instrument on the day and year therein written, and as and