

hands of an attorney for collection after maturity, I, I. A. DOBSON hereby CONVEY AND WARRANT unto the said GUSSIE GROVE the following described tract or parcel of land, lying and being situated in Madison County, towit:-

Ex N<sup>o</sup> Lot 12 on South side of West Peace Street in the City of Canton, according to George & Dunlap's map of said City.

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 GUSSIE GROVE, 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 9th day of December, 1925.

I. A. Dobson.

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 9th day of December, 1925.

R. E. Spivey, Jr.,  
Notary Public.

(SEAL)  
\$1.00 revenue stamp attached & cancelled

V V V

I. A. Dobson  
To SHADE HILLIARD  
Shade Hilliard

Filed for record the 9th day of Dec., 1925 at 11:40 A.M.  
Recorded the 15th day of Dec., 1925.

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

In consideration of the sum of One Hundred & Fifty (\$150.00) Dollars, cash in hand paid me by SHADE HILLIARD, the receipt of which is hereby acknowledged, and the further consideration of the sum of \$653.50 evidenced by the 5 notes of the Grantee herein, due and payable as follows, towit:-

One note due 1 year after date for \$133.00  
One note due 2 yrs. after date for \$127.00  
One note due 3 yrs. after date for \$121.00  
One note due 4 yrs. after date for \$140.00  
One note due 5 yrs. after date for \$132.50

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 SHADE HILLIARD the following described tract or parcel of land, lying and being situated in Madison County, towit:-

Ex N<sup>o</sup> Lot 12 on South side of West Peace Street in the City of Canton, according to George & Dunlap's map of said City,

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 Shade Hilliard, 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 court, if there shall be default in the payment of any of said notes, by a sale of the property before the South Door 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 9th day of December, 1925.

I. A. DOBSON