

State of Mississippi
County of Madison
City of Canton

Personally appeared before me, the undersigned officer, who is duly qualified and empowered to take and certify to acknowledgements of deeds in said City, and County and State, the within named P. H. Virden, Clerk of the City of Canton, Mississippi, who acknowledged that he signed and impressed the City's seal thereon and delivered the foregoing deed on the day and year therein mentioned as the act and deed of said City.

Given under my hand and official seal this the 11th day of Jan., 1926.

(SEAL) James S. Weatherby, Notary Public.
My commission expires Jan 3th, 1929.

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I.A. Dobson
To W.D. & V.L.
Joe Bearden

Filed for record the 14th day of Jan.,
1926 at 11:45 o'clock A. M.
Recorded the 20th day of Jan., 1926.

W. B. Jones, Chancery Clerk

In consideration of the sum of One Hundred Fifty & No/100 Dollars, cash in hand paid me, by JOE BEARDEN, the receipt of which is hereby acknowledged, and the further consideration of the sum of Five Hundred Fifty-Seven & 50/100 Dollars, evidenced by the five notes of the Grantee herein, due and payable as follows, towit:-

One note for \$128.50, due one year after date
One note for \$122.50, due two years after date
One note for \$116.50, due three years after date
One note for \$110.50, due four years after date
One note for \$ 79.50, due five 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, I, I.A. Dobson, hereby CONVEY AND WARRANT unto the said JOE BEARDEN the following described tract or parcel of land, lying and being situated in Madison County, towit:-

$\frac{1}{2}$ lot 13 in Couch and Yeargain's Addition to the City of Canton, Mississippi:

Intending to convey the lot conveyed to me by Mrs B.M. Hesdorffer and described as Lot 12, whether said lot be, in fact $\frac{1}{2}$ lot 12 or $\frac{1}{2}$ lot 13, and being the same lot lying immediately North of the lot now owned by, and occupied by, Norvel Sanders, and being the same lot on which Will Mosby now resides.

Said lot fronting on Frost Street, 75 feet.

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 Joe Bearden 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 4th day of January, 1926.

(\$1.00 revenue stamp attached & cancelled) I. A. Dobson

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 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 14th day of January, 1926.

(SEAL) R. E. Spivey, Jr., Notary Public.