

Leontine Hesdorffer
To/W. D. & V. L.
John Stewart

Filed for record the 17th day of Oct., 1925 at 12 o'clock M.
Recorded the 17th day of Oct. 1925
W. B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

In consideration of the sum of (\$300.00) Three Hundred Dollars cash in hand paid me, by John Stewart, the receipt of which is hereby acknowledged; and the further consideration of the sum of NINE HUNDRED DOLLARS evidenced by the 5 notes of the Grantee herein, due and payable as follows, towit:-

\$234.00 due Nov 1st, 1926	\$201.60 due Nov 1st, 1929
\$223.20 due Nov 1st, 1927	\$190.80 due Nov 1st, 1930
\$212.40 due Nov 1st, 1928	

each of said notes bearing interest after their respective maturities at the rate of 6 per cent per annum, and ten per cent additional if placed in the hands of an attorney for collection, after maturity, I, LEONTINE HESDORFFER hereby convey and warrant unto the said JOHN STEWART the following described tract or parcel of land, lying and being situated in Madison County, towit:-

SE $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 31, TOWNSHIP 9, RANGE 3 EAST,
1 ACRE IN S.W. CORNER NE $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 5, Twp 8, R. 3 East.

Grantee herein shall have the right to pay any or all of said notes at 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 JOHN STEWART 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 13th day of October, 1925.

Leontine Hesdorffier

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 Leontine Hesdorffier, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this the 13th day of October, 1925.

(SEAL) R. E. Spivey, Jr., Notary Public.
\$.50 revenue stamp attached & cancelled)

I. Hesdorffier
To/Spec: War: Deed
Cage Sutherland

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Recorded the 17th day of Oct. 1925.

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

For anvaluable consideration, cash in hand paid me by Cage Sutherland, receipt of which is hereby acknowledged, I, I. HESDORFFER hereby convey and warrant specially unto the said Cage Sutherland, forever, the following described tracts or parcels of land, lying and being situated in the County of Madison, State of Mississippi, towit:-

SW $\frac{1}{4}$ and W $\frac{1}{4}$ SE $\frac{1}{4}$ Section 32, Twp 11, Range 4, East, except 6/11 acres in Northeast corner of said SW $\frac{1}{4}$ heretofore conveyed to Madison County as shown by deed recorded in Book WW page 87 of the land deed records of said County.

Witness my signature, this the 16th, day of October, A.D. 1925.

(\$.50 revenue stamp attached & cancelled) I. Hesdorffier

State of Mississippi)
Madison County
City of Canton)

Personally appeared before me, the undersigned officer, duly commission- ed and qualified to take and certify acknowledgments in and for said City, County and State, the within named I. HESDORFFER, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned, as and for his act and deed.