

Eugene Dear the receipt of which is hereby acknowledged, and the further consideration of the sum of \$450.00 and Int. evidenced by Grantees Note 5, of even date herewith, and payable to I. A. Dobson, or order, as follows:-

One note for \$52.55 due December 1st., 1924;  
 One note for \$124.00 due December 1st., 1925;  
 One note for \$118.00 due December 1st., 1926;  
 One note for \$112.00 due December 1st., 1927;  
 One note for \$106.00 due December 1st., 1928

Each of said notes bearing interest after maturity at the rate of six per cent. per annum, payable annually, and ten per cent. attorney's fees if placed in the hands of an attorney for collection after maturity, I. A. DOBSON hereby, convey and warrant unto the said Lizzie Dear and Eugene Dear, as Tenants in common the following described property, lying and being situated in the County of Madison, State of Mississippi, towit:-

Lot 1 in Couch and Yeargain's Addition to the City of Canton, Mississippi, as shown by Map or Plat of said Addition, on file in the Chancery Clerk's office of Madison County, Mississippi; and being the same Lot now occupied by Henry Turner, and being the same lot purchased by me from Clovis Lutz.

To secure the payment of said Notes a Vendor's Lien on said property is hereby retained, and the said Grantees, by the acceptance of this deed, acknowledge a Vendor's lien on said property in the nature of a mortgage, with power of sale in said Grantor, or assigns, and Grantor, or assigns, may enforce said lien, without recourse to the Courts, should there be default in the payment of any or all of said notes, by a sale of the said property before the

South Door of the Court House in Canton, Mississippi, at public auction to the highest bidder for cash, after having first given three weeks' notice of the time, place, and terms of said sale by giving notice thereof at the South door of the Court House in Canton, Mississippi, and after publishing said notice in a newspaper published in said county for said time, and by advertising as is required by law for sales under deeds of trust, and may convey the property so sold to the Purchaser thereof by proper instrument of conveyance; and, from the proceeds of such sale, there shall first be paid the costs and expenses of executing this trust, and second, the indebtedness secured by this deed, and should any balance remain, the same shall be paid over to the Grantees herein.

Witness my signature this 27th day of October, 1924.

(\$.50 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 acknowledgements 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 written, and as and for his act and deed.

Given under my hand and official seal this, the 27th day of October, 1924.

(SEAL)

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

A. Garbarino, F. J. Lutz  
F. H. Parker, Tip Ray,  
and F. H. Ray, Jr.  
To/W.D. & V.L.  
I. Edwards & Katie M. Edwards

Filed for record the 28th day of Oct., 1924 at 11:15 A.M.  
Recorded the 31st day of Oct., 1924.

W.B.Jones, Chancery Clerk

In consideration of the sum of \$954.50, cash in hand paid to us, by I. EDWARDS and KATIE M. EDWARDS the receipt of which is hereby acknowledged; And the further consideration of the sum of \$9,201.99, evidenced by the Seven Promissory notes, of the Grantees herein, of even date herewith, and payable to the Grantors herein, as follows:

One Note, for \$924.50, due January 1st., 1926;  
 One Note, for \$894.50, due January 1st., 1927;  
 One Note, for \$864.50, due January 1st., 1928;  
 One Note for \$834.50, due January 1st., 1929;  
 One Note for \$1,996.16, due January 1st., 1930;  
 One Note, for \$1,894.66, due January 1st., 1931;  
 One Note for \$1,793.17, due January 1st., 1932;

Each of said notes bearing interest, after maturity, at the rate of six per cent. per annum, payable annually, and ten per cent. Attorney's fees additional if placed in the hands of an attorney for collection after maturity, we, A. GARBARINO, F. J. LUTZ, F. H. PARKER, AND TIP, AND F. H. RAY JR., Hereby, convey and warrant unto the said I. EDWARDS and KATIE M. EDWARDS the following described lands, lying and being situated in the County of Madison, State of Mississippi, towit:

ALL of the E<sup>1</sup> SW<sup>1</sup> Section 21 lying South of the Canton and Carthage Road;  
 E<sup>1</sup> NW<sup>1</sup> Section 28: A strip of land 1.13 chains wide off of the West side of that part of the N<sup>1</sup> SE<sup>1</sup> Section 21 lying South of the Canton and Carthage Road:

A strip of land 1.13 chains wide off of the West side of the W<sup>1</sup> NE<sup>1</sup> Section 28;

ALL IN TOWNSHIP 9, RANGE 3 EAST: Containing 161.5 acres, - Also a right to use the 30 foot right of way reserved by grantors, on east side of above property, back to south end of country club property.

Grantees are to pay the Taxes on said lands for the year 1924.

Grantees reserve, and they are hereby given, the privilege of paying any, or all, of said notes at any interest paying date; in such event, only earned interest will be collected.

To secure the payment of said Notes, a Vendor's Lien on said property is hereby retained, and the said Grantees, by the acceptance of this deed, acknowledge a Vendor's Lien on said property in the nature of a Mortgage, with Power of sale in said Grantors, or assigns, and said Grantors, or assigns, may enforce said Lien without recourse to the Courts should there be default in the payment of any or all of said notes, by a sale of the said property before the South door of the court house in the city of Canton, Mississippi, at public auction, to the highest bidder for cash, after having first given three week's notice of the time, place and terms