

I. A. Dobson,
To / Deed
Oscar Harris.

Filed for record on the 29th day of
December 1921 at 11 o'clock A.M.
Recorded on the 29th day of Dec. 1921.

IN CONSIDERATION OF the sum of One Hundred Dollars cash in hand paid me by Oscar Harris the receipt of which is hereby acknowledged, and the further sum of Four Hundred DOLLARS due me by him as is evidenced by his 8 promissory notes of even date herewith, due and payable to me or order, as follows: viz:

One principal note for \$50.00 due July 1st, 1922 after date.
One principal note for \$50.00 due Jan 1st, 1922 after date.
One principal note for \$50.00 due July 1st, 1923 after date.
One principal note for \$50.00 due Jan 1st, 1923 after date.
One principal note for \$50.00 due July 1st, 1924 after date.
One principal note for \$50.00 due Jan. 1st, 1924 after date.
One principal note for \$50.00 due July 1st, 1925 after date.
One principal note for \$50.00 due Jan. 1st, 1925 after date.

Each of said notes bearing interest after its respective date at the rate of 6 per cent per annum and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection, after maturity, I, I. A. Dobson, do hereby convey and warrant unto the said Oscar Harris forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

A Lot in the City of Canton, described as follows: 42 feet off of the N. side of the E¹/₂ of Lot 12, as shown by Couch & Yeargain's Addition to the City of Canton, said Lot fronting 44 feet in Railroad Street, and running back W., along the S. side of the alley that runs between lot 12 and Lot 13 of said Addition a distance of 145 feet, and being the house and lot now occupied by Ida Collins.
The grantee is to keep the building on said property insured during the continuation of this indebtedness, or any part of same, in the sum of \$400.00, with loss clause payable to I. A. Dobson.

Should default be made in the payment of either of said promissory notes when due, then grantor or assigns can at their option, declare them all due and payable whether so by their terms or not, and sale then can be made of said property as hereinafter provided.

To secure the payment of said notes the grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees by the acceptance of this deed intends to make and acknowledge a lien upon said property in the nature of a mortgage, with power of sale in grantor or assigns, and grantor may then enforce said lien without recourse to the courts, if there shall be default in the payment of any of said promissory notes, by a sale of said property, before the south door of the Courthouse in Canton, for cash, after having given three weeks' notice of the time, terms, and place of sale, by posting a written or printed notice thereof at the south door of the Courthouse in said City and County, and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance, and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale, and second, pay the indebtedness secured and intended to be secured by this deed to the owners thereof; and should any balance remain said grantor or assigns shall pay it over to the said Oscar Harris or his assigns. The said Oscar Harris is entitled to the rents and shall pay the taxes on said property for the year 1921.

Witness my signature and seal this 27 day of Dec. A. D. 1921.

I. A. Dobson.

State of Mississippi,
County of Madison

Personally appeared before me, Janet Lehmann, N. P. in and for said County and State I. A. Dobson, who acknowledged that he signed, sealed, and delivered the foregoing instrument of writing on the day and year therein mentioned, as his act and deed, and for the purpose therein expressed.

Witness my hand and official seal, this the 29th day of Dec. A. D. 1921.

(SEAL)

Janet Lehmann, Notary Public

50¢ revenue stamp attached and cancelled.

\$1.15 fee paid.
