

Lot number Thirty Eight on the West side of First Ave., or First Street, as shown by map or plat of Firebaugh's Addition to the City of Canton, duly of record in the Chancery Clerk's Office of Madison County, Miss., Said lot is in said City of Canton.

Grantee is to keep said building insured against loss by fire in an amount equivalent to the balance of the unpaid purchase price at all times, with loss clause payable to grantor.

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 herein-after 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 Court-house in Canton, Madison County, Mississippi, at public auction, to the highest bidder, 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 court house, 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 instrument 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 grantee or his assigns. The said grantee is entitled to the rents and shall pay the taxes on said property for the year 1921.

Witness: Tip Ray

Leontine Hesdorffer

her
Minnie J. Clark
mark

State of Mississippi
County of Madison

Personally appeared before me, Tip Ray, a Notary Public in and for said COUNTY and State, Leontine Hesdorffer and Minnie J. Clark, who acknowledged that they each signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned as their act and deed and for the purpose therein expressed.

Witness my hand and official seal, this the 5 day of Nov., A.D. 1921.

Tip Ray, Notary Public.

\$1.00 revenue stamp attached and cancelled.

B.C. Shackleford,
To/ DEED
S. G. Loeb
F.H. Ray, Jr.

Filed for record on the 31st day of
January 1923 at 10:30 o'clock A.M.
Recorded on the 31st day of Jan. 1923.
D.C. McCool, Clerk
Lillian Holliday, D.C.

For a valuable consideration in cash paid to me by S. G. Loeb and F.H. Ray, Jr., the receipt of which is hereby acknowledged, I, B. C. Shackleford, hereby bargain, sell, convey and deliver to the said S. G. Loeb and F. H. Ray, Jr., all of my right, title, and interest of, in and to the following described lands, lying and being situated in Madison County, Mississippi, to-wit:

All North West Quarter of North West Quarter of Section 34 lying South of Canton and Camden Road, and All East Half of North West Quarter of said Section 34 lying South of said Canton and Camden road, and the diagonal West half of the West Half of North East Quarter said Section 34, said diagonal half being all of said West Half Northeast Quarter Section 34 lying West of a line drawn from the south east corner to the north west corner of said West Half of North East Quarter, section 34, all in Township Ten, Range 3 East.

Less and excepting 2½ acres in the north east corner of said tract devised by W.E. Wallace to Anna Garrett and Lenna Ross. I intend to convey all lands conveyed to me by Sidney Clare Wallace by deed filed for record on the 22nd day of January 1923. There is a lien upon said lands, which grantees assume.

Witness my signature on this January 23rd., 1923.

B.C. Shackleford.