

The $\frac{W}{2} \text{ NE} \frac{1}{4}$, less 20 acres off the North end of same, & $\frac{E}{2} \text{ NW} \frac{1}{4}$, less 20 acres off North end, & 20 acres off North end of $\frac{W}{2} \text{ SE} \frac{1}{4}$, & 20 acres off the North end of the $\frac{E}{2} \text{ SE} \frac{1}{4}$, all in Sec. 8, T. 8 R. 1 W., containing 160 acres, LESS AND EXCEPTING therefrom the 50 acres of land sold to E. A. and Florence Allen Sigrest by deed dated Feb. 22, 1918, and recorded in Book 3 W on page 571, the land here conveyed being 110 acres.

Should default be made in the payment of either of said promissory notes when due, then the 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, 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 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 Grantors or his assigns. The said grantors are entitled to the rents and shall pay the taxes on said property for the year 1919.

Witness my signature and seal, this 1st day of October 1919. A.D. 19

State of Mississippi
Madison County

E. A. Downs (SEAL)
A. B. Downs (SEAL)

Personally appeared before me, a Notary Public in and for said County and State, E. A. Downs and A. B. Downs, husband & wife, who acknowledged that they 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 2nd day of October A. D. 1919.

H. G. Goadloe, Notary Public (SEAL)

\$8.00 revenue stamp attached and cancelled.

CHANCERY CLERK

Edna Lillian McKay
To/ Deed
O. T. Farrell

Filed for record on the 4th day of
January 1924 at 4:30 o'clock P.M.
Recorded on the 5th day of Jan. 1924.
D.C. McCool, Clerk
By A.O. Sutherland, D.C.

In consideration of the sum of \$250.00 cash in hand paid to me by O.T. Farrell the receipt of which is hereby acknowledged, and the further consideration that the said O.T. Farrell assume the payment of two notes given by Edna Lillian McKay to Mrs. C. F. Ray for the sum of \$250.00 each payable as follows:

One note due January 1st., 1924.

One note due January 1st., 1925.

each of said notes bearing interest after date at the rate of six per cent per annum, payable annually, I, Mrs. Edna Lillian McKay, do hereby convey and warrant unto the said O. T. Farrell, the following described lands, lying and being situated in the city of Canton, County of Madison, and State of Mississippi, towit:

Beginning at the North East corner of the present lot owned by Mrs. A. Y. Jones, on the West side of South Union Street, and run North, along the west side of said Union Street 65 feet, to a point, thence West 200 feet, thence South 65 feet to the point of beginning, the same being a lot 65 feet frontage by 200 feet deep off of the South side of 26, on West side of Union Street, as shown by George & Dunlap's present map of said City.

A Vendor's Lien is hereby reserved by the grantor to secure the payment of the above mentioned notes.

Witness my signature on this the 20th day of April 1923.

Edna Lillian McKay

State of Mississippi
Madison County

Personally appeared before me, a Notary Public in and for District No. One, said county and State, the within named Mrs. Edna Lillian McKay, who acknowledged that she signed and delivered the foregoing instrument of writing on the day and year herein mentioned.

Given under my hand and official seal at Canton, Miss., this 20th day of April, 1923.

(SEAL)

R. H. Shackleford, Notary Public

\$1.00 revenue stamp attached and cancelled.
