

L.C. Sykes,
To/Deed
Henry Weimer

For and in consideration of the sum of \$210.00 cash in hand, paid, the receipt of which is hereby acknowledged, and in compliance with the terms of a contract between the grantor L. C. Sykes and grantee Henry Weimer herein, dated January 5th, 1917, I hereby convey and warrant, said warranty being as of date January 5th, 1917, the land described as follows:

All of Block No. 38, except lots 6 and 7 in the village of Ridgeland, Madison County, Mississippi, according to the plat of the same as now appears of record.

witness my signature this the 17th day of March 1920.

L. C. Sykes.

State of Tennessee)
County of Shelby :
City of Memphis)

Before me the undersigned authority, personally came and appeared L.C. Sykes, to me personally known, who acknowledged that he signed and delivered the above and foregoing deed upon the day and year therein mentioned and for the purposes therein set forth.

Witness my signature and seal of office this the 17th day of March, 1920.

(\$.80 fee paid)

Eugene W. Roy
My commission expires April 18, 1922.

I. A. Dobson,
To/W.D. & V.L.
Tom Gibson

In consideration of the sum of One hundred & No/100 cash in hand paid me by Tom Gibson the receipt of which is hereby acknowledged, and the further sum of Five Hundred & No/100 Dollars, due me by him as is evidenced by his 5 (Five) promissory notes of even date herewith, due and payable to me or order, as follows, viz:

One principal note for \$100.00 due one year after date
One principal note for \$100.00 due two years after date
One principal note for \$100.00 due three years after date
----- \$100.00 due four years after date
One principal note for \$100.00 due five years after date

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

A lot in the City of Canton said County & State described as:- Beginning on the North side of West Peace Street at the NW Cor. of the intersection of said St. with Chestnut St., and run thence N. along the W. side of Chestnut St. 78 feet, thence W. 48 feet, thence S. 78 feet, to Peace St., and thence E. along the N. side of Peace St. to the point of beginning, the same being a part of lot 9 of Fulton's Addition to the City of Canton, as shown by George & Dunlap's map of said City.

Grantee agrees to keep the building on said lot insured for \$500.00 with loss clause payable to I.A. Dobson until said notes are paid in full.

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 vendor's lien upon said property and the said grantee or grantees by the acceptance of this deed intend 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 week's 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, 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 omstri, emts pf comveuance, and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expenses of executing said sale, and second by 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 Tom Gibson or his assigns. The said Tom Gibson is entitled to the rents and shall pay the taxes on said property for the year 1921.

Witness our signatures and seal, this 29th, day of October, A.D. 1921.

(\$.100 revenue stamp attached and cancelled)

I. A. Dobson.

State of Mississippi)
Madison County)

Personally appeared before me, Tip Ray, a Notary Public in and for said County, and State, the within named 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 October A.D. 1921.

(1.00 recording fee paid) *****(SEAL) Tip Ray, Notary Public