

242 All notes paid me and Vendor's Lien satisfied in full
this 12-6-1926 - W.B. Jones

Given under my hand and official seal at Canton, Miss., this January 11th, 1924.

(Seal) R.E.Spivey, Jr.,
Notary Public.

W. B. JONES
TO/DEED
HARRY R. AXTELL

Filed For record the 26th day of
Jan., 1924 at 9 o'clock P.M.
Recorded the 26th day of Jan., 1924
W. B. Jones, Chancery Clerk
A. O. Sutherland D.C.

In consideration of Seven Hundred and Fifty Dollars (\$750.00), of which sum One Hundred and Fifty Dollars (\$150.00) is paid cash on delivery of this deed by Harry R. Axtell, and the further consideration of the said Harry R. Axtell's four (4) promissory notes of even date herewith, evidencing the balance of purchase money with interest thereon accruing at six per cent (6%) per annum, due and payable as follows, namely:

- One note for Sixty-Eight & No/100 Dollars (\$68.00) due July 1st, 1924;
- One note for Two Hundred and Sixty-Six & 50/100 (266.50), due January the 1st, 1925;
- One note for One Hundred and Sixty-Eight Dollars (\$168.00), due January the 1st, 1926;
- and One note for One Hundred and Fifty- Nine Dollars (\$159.00), due January the 1st, 1927;

I hereby convey and warrant to the said Harry R. Axtell the following described lot or parcel of land, situated in the village of Madison, Madison, Mississippi, namely:

Beginning at the North East Corner of the South East Quarter (SE $\frac{1}{4}$) of the South West Quarter (SW $\frac{1}{4}$) of Section 8, Township 7, Range 2, East, and run West 77 feet to the I.C. Railroad's right of way, thence South 24 degrees West along said Right of Way 24 feet, thence South 66 degrees East 89 feet to a stake, and thence North 66 $\frac{1}{2}$ feet to the point of beginning. Same lying in the North East corner of the South East Quarter (SE $\frac{1}{4}$) of the South West Quarter (SW $\frac{1}{4}$) of Section 8, Township 7, Range 2, East.

Intending by the above description to convey that certain lot or parcel of land which was conveyed to T.N. Jones by the heirs of W.E. Fields by their deed dated the 20th day of February, 1920, and duly of record in Madison County, Mississippi, in Record Book of Deeds, V.V.Z. page 491; and also being the same property which is now occupied by Harry R. Axtell.

It is distinctly understood that a Vendor's lien is reserved on said property and that for failure to pay any or either of the above mentioned notes at maturity or failure to keep the property insured as hereinafter set out, the owner, or holder of said notes shall have the right to call all of said notes due and payable, together with all interest earned and Attorney's fees and foreclosure the Vendor's lien reserved, as hereinafter provided.

It is further understood that the said Grantee shall keep the property insured for not less than Five Hundred Dollars (\$500.00), and deliver the Insurance Policy together with Standard Mortgage Clause attached, payable to W.B. Jones as his interest appears, to Grantor, and if the said Grantee fails to insure said property, then the Grantor shall have the right to insure the same, and the premium paid shall bear interest at the rate of six per cent (6%) per annum.

For failure to pay the notes or the taxes, as the same falls due, and keep the property insured as above set out, the Holder, W.B. Jones, or any owner or holder of said notes, shall have a right to foreclose the Vendor's lien reserved by advertising the same and making sale as provided by Section 2772 of the Mississippi Code of 1906, providing for the sale of lands under Mortgages and Deeds of Trust, sale to be for cash to the highest bidder before the South door of the County Court-House in Canton, Madison County, Mississippi, and it is distinctly agreed between the parties to this instrument that at said sale, the said Grantor or his assigns or any owner or holder of said notes, shall have the right to purchase said land and execute a Deed to himself conveying said lands, provided he is the best bidder at said sale, and shall have the authority to execute a deed conveying said property to the Purchaser at said sale whosoever said purchaser may be, and the Grantee in accepting said conveyance agrees to all the provisions thereof.

Witness our signatures this the 1st day of January, 1924.

W. B. Jones,
Harry R. Axtell

(\$1.00 revenue stamp attached & cancelled).

State of Mississippi)
Madison County)

Personally appeared before me, an acting, qualified Notary Public in and for said County and State, the within named W.B. Jones, who acknowledges that he signed and delivered the foregoing instrument on the day and year therein mentioned.
Given under my hand and seal of office this the 26 day of January, 1924.

(SEAL) Robt. C. Randel, J.P.

State of Mississippi))
Madison County))

Personally appeared before me, an acting, qualified as Notary Public, in and for said County and State, the within named Harry R. Axtell who acknowledges that he signed and delivered the foregoing instrument on the day and year therein mentioned.
Given under my hand and seal of office this the 25 day of January, 1924.

(SEAL) W. E. Mixon, Notary Public.
