WE , the said JAAPER LEE PRINCE AND WIFE JOSEPHINE E. PRINCE, , do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ INSURABLE VALUE until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear.

WE, further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case WE fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if WE , the said JASPER LEE PRINCE AND WIFE JOSEPHINE E. PRINCE, , shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if WE fail to pay any one of said notes or part thereof promptly at maturity, or if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, WE fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the south door of the Courthouse in said County to the highest bidder, for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance.

WE agree that the Trustee may, at any time after default in payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. WE further agree that in the event the Trustee fails before selling said property as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien, as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to JASPER LEE PRINCE AND WIFE JOSEPHINE E. PRINCE THEIR representatives or assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or if more than one, then the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing, to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to WILLIAM O.LEE Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account of settlement in relation to his trusteeship.

In Witness Whereof, We, the said LAURA J. COLEMAN

and JASPER LEE PRINCE AND WIFE JOSEPHINE E. PRINCE , hereunto set our hands

at NASHVILLE , Tennessee, this the 12TH day of OCT. , 19 38.

LAURA J. COLEMAN
JOSEPHINE E. PRINCE
JASPER LEE PRINCE,

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, W.E. HARWOOD, , a Notary Public in and for said County and State, the within named LAURA J. COLEMAN A WIDOW, AND JASPER LEE PRINCE AND WIFE JOSEPHINE E. PRINCE

the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

~~And~~ - , of the said

having appeared before me privately and apart from - husband , the said - , acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 2ND day of NOV. , 19 38.

My commission expires JULY 11,1939
U.S.R.S $.50¢

(Seal) W.E.HARWOOD,
Notary Public.

RECD JULY 15TH 1939 AT 8;57 A.M.

NUMBER 21358 RECORDED JULY 14TH 1939 STANDARD LIFE INSURANCE COMPANY OF THE SOUTH
TO CHARLES D. MUNDY ET UX.

BARRETT MARSHALL & BRUCE CO. NASHVILLE

INSTALLMENT DEED

1116

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND SEVEN HUNDRED FIFTY ($3,750.00) DOLLARS of which SEVEN HUNDRED FIFTY ($750.00) DOLLARS has been paid in cash by CHARLES D. MUNDY AND WIFE FANNIE B.MUNDY , the receipt of which is hereby acknowledged, and for the remainder OF THREE THOUSAND ($3,000.00) DOLLARS the said CHARLES D. MUNDY AND WIFE FANNIE B. MUNDY EXECUTED THEIR JOINT PROMISSORY NOTE DATED ____ DAY OF ____ 1939, BEARING INTEREST AT THE RATE OF FIVE PER CENT (5%) PER ANNUM FROM DATE AND PAYABLE IN 120 MONTHLY INSTALLMENTS OF $31.83, EACH

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~~all of said notes bearing six per cent interest from date~~, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed THE STANDARD LIFE INSURANCE COMPANY OF THE SOUTH A CORPORATION WITH ITS PRINCIPAL PLACE OF BUSINESS IN HACKSON MISSISSIPPI HAS ~~have~~ this day bargained and sold, and do hereby transfer and convey, unto the said CHARLES D. MUNDY AND WIFE FANNIE B. MUNDY THEIR, heirs and assigns, certain real estate in Davidson County, Tennessee. as follows: LAND IN DAVIDSON COUNTY, TENNESSEE BEING PARTS OF LOTS NOS.36 AND 37 IN SHARPE AND NONR'S SUBDIVISION OF ELWOOD PLACE IN EASTLAND THE PLAN OF SAME BEING OF RECORD IN BOOK 332, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE SOUTHERLY SIDE OB GREENWOOD AVENUE 64 FEET EAST OF THE EASTERLY MARGIN OF 14TH STREET, CONTINUING THENCE WITH THE SOUTHERLY MARGIN OF GREENWOOD AV AVENUE, EASTERLY 52 FEET TO THE NORTHWEST CORNER OF LOT 35, THENCE IN A SOUTHERLY DIRECTION AND WITH THE LINE BETWEEN LOTS 35 AND 36, 170 FEET MORE OR LESS, TO AN ALLEY; THENCE IN A WESTERLY DIRECTION AND WITH THE NORTH MARGIN OF SAID ALLEY 10 FEET TO A POINT, THENCE IN A NORTHERLY DIRECTION AND PARALLEL TO LINE BETWEEN LOTS 35 AND 36 40, FEET TO A POINT WHICH IS 10 FEET WEST OF LINE BETWEEN LOTS 35 AND 36; THENCE WESTERLY AND PARALLEL WITH SOUTH MARGIN OF GREENWOOD AVENUE 42 FEET TO A POINT WHICH POINT IS 2 FEET WEST OF LINE BETWEEN LOTS 36 AND 37 AND 40 FEET NORTH OF NORTH MARGIN OF SAID ALLEY; THENCE IN A NORTHERLY DIRECTION AND PARALLEL TO THE LINE BETWEEN LOTS 36 AND 37, 130 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO ELSIE S. WINN BY DEED FROM RUEL FENTRESS AND WIFE OF RECORD IN BOOK 888 PAGE 472, SAID REGISTER'S OFFICE.

STATE OF MISSISSIPPI
COUNTY OF HINDS,

BEFORE ME B. LLOYD RAINEY A NOTARY PUBLIC OF THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED L.K. ARRINGTON AND RALPH W. HICKS, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO, UPON OATH ACKNOWLEDGED THEMSELVES TO BE EXECUTIVE VICE PRESIDENT AND SECRETARY, RESPECTIVELY OF THE STANDARD LIFE INSURANCE COMPANY OF THE SOUTH, THE WITHIN NAMED BARGAINOR A CORPORATION, AND THAT THEY AS SUCH EXECUTIVE VICE PRESIDENT AND SECRETARY BEING AUTHORIZED SO TO DO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY L.K.ARRINGTON AS EXECUTIVE VICE PRESIDENT AND AFFIXING THE CORPORATE SEAL THERETO AND ATTESTING THE SAME BY RALPH W. HICKS, AS SECRETARY.
WITNESS MY HAND AND SEAL AT OFFICE IN JACKSON HINDS, COUNTY MISSISSIPPI THIS 5TH DAY OF JULY 1939.

(SEAL) B.LLOYD RAINEY
MY COMMISSION EXPIRES AUG. 6, 1940 NOTARY PUBLIC

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said CHARLES D. MUNDY AND WIFE FANNIE B. MUNDY THEIR, heirs and assigns, forever, THE GRANTOR HAS covenant that IT IS lawfully seized and possessed of said real estate in fee simple, ~~have~~ good right to convey it, and that the same is unencumbered.

THE GRANTOR further covenant and binds ITSELF ITS SUCCESSORS, AND ASSIGNS ~~heirs and representatives~~, to warrant and forever defend the title to said real estate to said CHARLES D. MUNDY AND WIFE FANNIE B.MUNDY THEIR, heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes ~~as they mature~~, as hereinafter provided, and for the consideration of One Dollar to HIM in hand paid -, the said CHARLES D. MUNDY AND WIFE FANNIE B.MUNDY do hereby transfer and convey unto JOHN J.HOOKER, , Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.