

Prepared by: Third National Loans  
P.O. Box 507 44 W. Commerce St.  
Hernando, MS 38632  
Phone: 429-7832

BOOK 798 PAGE 535

STATE OF MISSISSIPPI

# DEED OF TRUST

ACCOUNT # 023006

COUNTY OF DeSoto

BRANCH Hernando

WHEREAS, Raymon E. Doyle (601)429-7312

Grantor(s) Third National (601)429-7834  
are justly indebted unto NATIONAL LOANS, INC. d/b/a Loans Beneficiary, in the sum of Twenty-nine Thousand  
Four Hundred and no/100 DOLLARS (\$ 29,400.00)  
(Total Amount of Note/Total of Payments) STATE MS. DESOTO CO. FILED

as evidenced by a promissory note dated December 6, 19 95

with an Amount Financed of Dec 7 10 35 AM '95 \$ 15,427.56

Finance Charge (Precomputed Charges) of 18 \$ 13,972.44

Annual Percentage Rate BK 798 PG 535 29.79 %

and due and payable in 84 installments of \$ 350.00 each beginning January 11, 1996

and like payments on the same day of each successive month thereafter until paid in full, and being desirous to secure by this Deed of Trust, the prompt payment of said indebtedness of the respective maturity dates of the installments due together with any extension or renewal thereof with interest thereon, and any other indebtedness now or hereafter becoming due and owing to the beneficiary by the grantor(s) prior to the payment of the indebtedness herein described and secured, or any extension or renewal thereof, or any part thereof.

NOW, THEREFORE, I hereby sell, convey and warrant unto Lynn Fitch Mitchell

of Holly Springs as Trustee, the following described real property situated in DeSoto County, State of Mississippi, to wit: BEGINNING at Northwest corner of Northeast 1/4 of Southwest 1/4 of Section 20, Township 3 So., Range 9 West; thence South along West line said Northeast 1/4 584.35 feet to a point in center of old Bluff Road; thence at an interior angle of 105 degrees 10 minutes easterly along center said road 300 feet to Southeast corner of Lake O' the Hills Sub-division, Section "A" for the point of beginning of the following one acre lot; thence at an interior angle of 53 degrees 48 minutes northeasterly along East line said subdivision 258.6 feet to a point; thence at an interior angle of 126 degrees 12 minutes easterly and parallel to said road 208.71 feet to a point; thence at an interior angle of 53 degrees 48 minutes Southwesterly and parallel to East line and subdivision 258.60 feet to a point in center of said road; thence at an interior angle of 126 degrees 12 minutes Westerly along center said road 208.71 feet to the point of beginning and containing 1.0 acres, more or less, and being the same land conveyed to Mable Underwood Doyle by deed of date 19 January 1972 of record in Book 93, Page 474 of the deed records of DeSoto County, Mississippi.

TRACT 5 of the Underwood property described as BEGINNING at the southwest corner of the north-west quarter of the Southeast Quarter of Section 20, Township 3 South, Range 9 West, thence North 7 degrees 08 minutes West 536.92 feet along a West line of said Underwood tract to a point; thence North 86 degrees 46 minutes West 381.38 feet to a point in Bluff Road; thence North 7 18 minutes West 213.56 feet to the Northeast corner of the Ferguson 1.0 acre lot and the point of beginning of the following Tract 5; thence North 82 degrees 03 minutes West 208.71 feet to the Northwest corner of said Ferguson lot; thence South 6 degrees 00 minutes West 228.57 feet along the West line of said Ferguson tract to a point in Bluff Road; thence North 83 degrees 44 minutes West 240.22 Feet along the centerline of said road to the Southeast corner of the Doyle lot thence North 44 degrees 41 minutes East 258.60 feet to the Northeast corner of the Doyle lot; thence North 81 degrees 21 minutes West 208.71 feet to the Northwest corner of said lot; thence North 41 degrees 28 minutes East 132.29 feet to a corner in the East line of Lake O' the Hills Subdivision Section A; thence North 6 degrees 35 minutes West 676.16 feet along the East line of said subdivision to a point; thence north 82 degrees 34 minutes East 445.0 feet to the North-west corner of Tract 4; thence South 0 degrees 23 minutes West 870.91 feet along the West line of Tract 4 to the point of beginning and containing a net of 8.05 acres, more or less. All bearings are magnetic. This tract is subject to the recorded right of way for Bluff Road. This being a part of the same land conveyed by Deed of date November 29, 1983 of record in Book 168, Page 99 of the Deed Records of this county.

Being all or a portion of the real estate conveyed to Grantor(s) by Davis R. Doyle, st al, Cindy Lee Doyle Laughter  
by a Warranty Deed dated 9-9, 19 84, and recorded in the Land Records of the Chancery Clerk's Office of DeSoto County, Mississippi, in Book 181, page 530, Book 181, Page 532

TO HAVE AND TO HOLD the aforescribed real estate, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the Beneficiary, its successors and assigns, in fee simple forever, and the Grantor(s) does hereby covenant with the Beneficiary, its successors and assigns, that they are lawfully seized in fee of the aforescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except:

and that the title and quiet possession thereto they will and their heirs and personal representatives shall warrant and forever defend against the lawful claims of all persons.

IN TRUST, however, that if at any time the indebtedness herein secured, or interest thereon, or any renewals or extensions thereof, or of any part or installment thereof, with interest thereon, or any other indebtedness becoming due and owing by the grantor(s) to the beneficiary prior to the payment of the indebtedness herein secured, should be past due and unpaid, or should the grantors fail to pay any other indebtedness which constitutes a lien upon the aforesaid real estate, the beneficiary herein, their legal representatives, successors (heirs) or assigns, may declare, without notice and demand, all indebtedness owing at that time, less any required refunds, due and payable; and the Trustee herein named or any substituted Trustee shall, at the request of the beneficiary herein, their legal representatives, successors (heirs) or assigns, sell the property herein conveyed at public outcry to the highest bidder for cash, within legal hours, in front of the Court House in the county or counties of Mississippi in which the above-described real property is located, on a day to be fixed by such Trustee, after first giving three weeks' notice of the time, place and terms of said sale by advertisement in some newspaper published in said county or counties in Mississippi, and having a general circulation therein, and by posting notice thereof at the Court House in said county or counties; and shall, out of the proceeds of said sale pay: first, all costs and expenses of making said sale, including a reasonable Trustee's fee therefore; and next, the entire amount of the indebtedness at that time owing to the beneficiary herein by the grantor(s), with interest thereon up to the date of making said sale; the overplus, if any there be, to be paid to the grantor(s), his (their) (its) legal representatives, heirs (successors) or assigns.

The Grantor(s) desires to secure and make certain the payment of said notes, and of any and all renewals and extensions thereof. Now, therefore, the Grantor(s) agrees and binds himself that so long as any part of the indebtedness aforesaid shall remain unpaid, he will pay all taxes and assessments against said property promptly when due, and deposit all tax receipts with the Beneficiary; will insure the buildings on said property for not less than the current fair market value against fire, windstorm and such other casualties as the Beneficiary may require, in some insurance company or companies approved by the Beneficiary, and cause said policies to be made payable to the Beneficiary as his interest may appear, and deposit said policies with the Beneficiary as further security for said debt, no responsibility for the approval or maintenance of insurance being imposed upon the Trustee or Beneficiary; will protect the improvements on said property by proper repairs, and maintain them in good repair and condition, will not do anything or suffer or permit anything to be done whereby the lien of this Deed of Trust might or could be impaired; will pay such expenses and fees as may be necessary in the protection of the property and maintenance and execution of this trust, including but not being limited to expenses incurred by the Trustee or Beneficiary in any legal proceeding to which it is made or become a party. The net proceeds resulting from the taking of all or any part of the property by eminent domain or from any sale in lieu thereof, shall be applied upon the indebtedness in inverse order to its maturity; in the event of the destruction of the improvements by fire or other casualty, the net proceeds of the insurance shall be applied upon the indebtedness secured hereby in inverse order of its maturity; or at the option of the Beneficiary such proceeds may be used to restore the improvements to their former condition. In the event of any casualty loss, Grantor(s) directs any insurer to pay Beneficiary directly and appoints Beneficiary as attorney in fact to endorse any draft to the extent not prohibited by law.

If Grantor(s) fails to provide the insurance and pay all taxes, assessments or other governmental charges as herein provided and maintain repairs and protect and preserve the property; the Beneficiary or any future holder of the indebtedness hereby secured at his option and discretion may secure and pay such insurance, and pay such taxes, assessments, other governmental charges and repairs and all expenditures for such purposes shall become an indebtedness of the Grantor, due upon demand, and the payment of the same shall be secured by this instrument. Any rights provided herein to the Beneficiary accrue to any future holder.

The following are authorized to select and substitute another trustee in the place of the above-named trustee, or any successor, at any time any of them may so desire, namely: (1) the beneficiary herein, (2) if there be more than one beneficiary, then any one of them, or (3) any future holder of the indebtedness secured hereby, or any part hereof. It shall not be necessary to obtain the consent or resignation of the original trustee, or any successor, before appointing another trustee in his place, and any such appointee, who may be an agent, employee, or officer of the beneficiary, shall have full and sole power as trustee herein. Any part of this instrument contrary to applicable law shall not invalidate the other parts of this agreement.

WITNESS his signature(s), this the 6th day of December, 19 95.

Witnesses:

Mary Allerson

Signature: Raymon E. Doyle
Type Name Here: Raymon E. Doyle

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Important
Signature must be the same as the name typed on the face of this instrument and below the signature lines.

Personally appeared before me, the undersigned authority in and for the above named county and state, the within named Raymon E. Doyle, who acknowledged before me that he signed

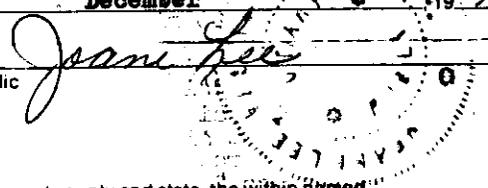
and delivered the above and foregoing instrument of writing on the day and date therein mentioned as his own act and deed.

Given under my hand and official seal, this 6th day of December, 19 95

My commission expires: 10-5-97

Notary Public

AFFIDAVIT



STATE OF MISSISSIPPI
COUNTY OF

Personally appeared before me, the undersigned authority in and for the above named county and state, the within named one of the subscribing witnesses to the

foregoing Deed of Trust, who being first duly sworn, deposes and says that he saw the within named whose name(s) (is) (are) subscribed thereto, sign, seal and deliver the same to the said and that

he, this deponent, subscribed his name as a witness thereto in the presence of the said on the day and year herein named.

Sworn to and subscribed before me this the day of 19

My commission expires:

Notary Public

DEED OF TRUST

TO
Trustee
THE STATE OF MISSISSIPPI,
County
Clerk

of the Chancery Court of
County, do hereby certify that the within named Trust

Deed was filed for record in my office on the

day of 19

at o'clock M., and that the same

together with the certificate and acknowledgement,

is now duly recorded in Book page

of the Records of Trust Deeds in my office.

Given under my hand and official seal, this the

day of 19

Clerk

D.C.

My commission expires.

AFTER FILING, RETURN THIS DOCUMENT TO:
Third National Loans
P.O. Box 507

Street Address of Post Office Box
Hernando, MS 38632

City, State and Zip Code