

*Satisfied by record and  
deed filed 10/1935.*

TUCKER PRINTING HOUSE JACKSON MISS.

Robert Howard  
To } Deed & W.E.  
J. B. Boyd &  
Ruby P. Boyd  
Principal \$1450.00 at 6%

Filed for Record at 2:40 o'clock P.M., the 15  
day of April 1924.  
Recorded the 17 day of April 1924.  
W.B. Jones, Chancery Clerk.  
By A. O. Sutherland D.C.

In Consideration of the sum of One Hundred, fifty & No/100 DOLLARS, cash in hand paid me by J. B. Boyd & Ruby P. Boyd the receipt of which is hereby acknowledged, and of the further sum of Nineteen hundred twenty-eight & 50/100 DOLLARS, due me by them as is evidenced by their promissory notes of even date herewith, due and payable to me order, as follows, viz:

One Note for \$ 232.00	Due	one year	after date.
One Note for \$ 223.50	Due	two years	after date.
One Note for \$ 214.60	Due	three years	after date.
One Note for \$ 205.90	Due	four years	after date.
One Note for \$ 197.26	Due	five years	after date.
One Note for \$ 188.50	Due	six years	after date.
One Note for \$ 179.80	Due	seven years	after date.
One Note for \$ 171.10	Due	eight years	after date.
One Note for \$ 162.40	Due	nine years	after date.
One Note for \$ 153.70	Due	ten years	after date.
One Note for \$	Due		after date.

Each of said notes bearing interest after its respective maturity at the rate of six per cent. per annum, and ten per cent. attorney's fees, is placed in the hands of a lawyer for collection after maturity I, Robert Howard, hereby convey and warrant unto the said J. B. Boyd & Ruby P. Boyd, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Commencing at the S.E. Corner of Lot No. 12 on the West side of Walnut Street, and running thence west 112 feet to a stake, and thence South 96 feet to a stake, and thence East 112 feet to a stake, and thence North 96 feet on the west margin of Walnut Street to the point of beginning. Same being Lot No. 14 according to the map of George & Dunlap of the City of Canton, Mississippi.

The said Boyds by the acceptance of this deed agree to keep the above property insured in favor of Robert Howard against loss by fire and tornado in a sum not less than \$1,000.00 of each insurance, in a company acceptance to said Howard.

I hereby agree that the said Boyds may prepay any of the notes set out above on any interest paying period, and in case they should do so, all unearned interest shall be deducted.

The above property is not my homestead.

We or ours or I, or my assigns may become the Purchaser or Purchasers at any sale made under this deed.

Should default be made in the payment of either of said promissory notes when due, then I or my assigns can in my or assigns' 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 I and my assigns hereby retain a vendor's lien upon said property and the said J. B. BOYD & RUBY P. BOYD 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 me or my assigns, and I or my assigns may 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, Mississippi, at public auction, to the highest bidder, for cash, after having given 3 weeks notice of the time and place of sale, by posting a written or printed notice thereof & by publication as is required by law as in case of sales of land under D.T., at the Court House door in said County, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, I or my 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 I or my assigns shall pay it over to the said Boyds. The said Robert Howard is entitled to the rents and shall pay the taxes on said property for the year 19.

WITNESS my signature and seal, this 4th day of December A.D. 1923.

Robert Howard

(Seal)

\$\$ 1.50 revenue stamp attached and cancelled)

(Seal)

ILLINOIS  
STATE OF MISSISSIPPI,  
Champaign } ss.  
Xxxxx County,  
City of Urbana  
in and for said County and State.

Personally appeared before me, the undersigned Notary Public in and for said City  
Robert Howard,

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 5th day of December A.D. 1923.

(SEAL) E. W. Webber, Notary Public