

State of Louisiana)
Parish of)
Tangipahoa)

This day personally came and appeared before me, the undersigned authority in and for the above County and State, Robt. Stainback, Secretary of Pearl River Valley Lumber Company, who acknowledged that in his official capacity and by virtue of authority thereunto in him duly vested, he, together with the Vice-President, signed, executed, affixed the corporate seal to, and delivered, the foregoing instrument, for and on behalf of said Pearl River Valley Lumber Company as his and its voluntary act and deed.

In Testimony whereof, witness my signature and seal of office, this October 14th A.D. 1929.

Ira B. Beed,
(SEAL) Notary Public

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W. B. Wiener
To W. D. & V. L.
Sarah M. Dewees

Filed for record the 30th, day June,
1932, at 10:15 A. M., and
Recorded the 30th, day June, 1932.

Aurie Sutherland, Chancery Clerk
By Cammie Parker, Deputy Clerk.

In consideration of the sum of \$125.00, cash in hand paid to me by Sarah M. Dewees, the receipt of which is hereby acknowledged, and the further consideration of the sum of \$700.00, evidenced by the six notes of the grantee herein, due and payable as follows, to-wit:

One note for \$100.00 due Jan. 1st, 1933
One note for \$120.00 due Jan. 1st, 1934
One note for \$120.00 due Jan. 1st, 1935
One note for \$120.00 due Jan. 1st, 1936
One note for \$120.00 due Jan. 1st, 1937
One note for \$120.00 due Jan. 1st, 1928

each note bearing interest after its respective date at the rate of six per cent per annum, and ten per cent additional if placed in the hands of an attorney for collection, after maturity, I, W. B. Wiener, hereby convey and warrant unto the said Sarah M. Dewees, the following described tract or parcel of land, lying and being situated in Madison County, Mississippi, to-wit:

80 feet off the South end of Lot 4, Block 2 and 25 feet on Main Street, together with the store house and fixtures thereon, said lot being described with reference to the plat of Ella J. Lee's subdivision of the village of Madison on file and of record in the Chancery Clerk's Office of said County.

I intend to convey and do convey the lot and store building formerly known as the Grank Hoy property, being the same property conveyed to me by deed recorded in Book 8, page 133 of the land deed records of said County.

Grantee herein shall have the right to pay any or all of said notes at any maturity date, and only earned interest will be collected.

Failure of grantee to pay any one of said notes at its respective maturity shall, ipso facto, cause all of said notes to become due and payable at once.

A vendor's lien is hereby reserved by the grantor herein to secure the prompt payment of the above notes, at their respective maturities, and the said Sarah M. Dewees, by the acceptance of this deed, acknowledges a vendor's lien in the nature of a mortgage with power of sale in grantor or his assigns, and said grantor or his assigns may enforce said lien without recourse to the Courts, if there shall be default in the payment of any of said notes, by a sale of the property before the South door of the Court House in Canton, Mississippi, at public auction to the highest bidder for cash, after having given three weeks notice of the time, place and terms of the said sale, by posting a notice thereof at the South door of the Court House in Canton, Mississippi, and by publication for three weeks, as is required by law for sales under a deed of trust, and may convey the property so sold to the purchaser thereof by proper instrument of conveyance; and from the proceeds of sale, he shall first pay the costs and expenses of executing this sale and second, pay the indebtedness secured hereby, and, should any balance remain, he shall pay the same to the grantee herein.

Witness my signature, this 3rd, day of June, 1932.

W. B. Wiener

State of Mississippi
County of Madison

Personally appeared before me, a Notary Public in and for said County and State, the within named, W. B. Wiener, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and official seal, this 30th day of June, 1932.

Angie Belle Rimmer
(SEAL) Notary Public

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