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THOMAS PRINTING HOUSE JACKSON MISS.

<u>Lida C. Rice</u> <u>To/ D. & V/L</u> <u>Dr. T.E. Bowman</u>	Filed for Record at 3:45 o'clock P.M., the 10th. day of February 1926 Recorded the 11th day of February 1926 A.C. Alsworth Chancery Clerk. By Mrs. Lucile Sims D.C.
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In Consideration of the sum of Fifty & No/100 DOLLARS, cash in hand paid me by Dr. T.E. Bowman, the receipt of which is hereby acknowledged, and of the further sum of (\\$317.40) Three hundred seventeen & no/100 DOLLARS, due me by him as is evidenced by his four promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 85.56	Due one year	after date.
One Note for \$ 81.42	Due two years	after date.
One Note for \$ 77.28	Due three years.	after date.
One Note for \$ 73.14	Due four years.	after date.
One Note for \$	Due	after date.
One Note for \$	Due	after date.
One Note for \$	Due	after date.
One Note for \$	Due	after date.
One Note for \$	Due	after date.
One Note for \$	Due	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 quit claim attorney's fees, if placed in the hands of a lawyer for collection after maturity I, Lida C. Rice do hereby convey and warrant unto the said Dr. T.E. Bowman City of Canton forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning on the south side of Hill Street at a point 472 1/2 feet east of Liberty Street, then run south 160 feet to a stake, then run east 55 feet to a stake, then run North 160 feet to Hill Street, then run West along the South Side of Hill Street 55 feet to the point of beginning.

I intend and do hereby convey the same property that was conveyed to me by Winston Ward and Letitia Ward by their deed dated Feb. 11, 1933 and which was their homestead. The above property has been pointed out to me to said Grantee. The Grantee reserves the right to prepay either or all of said notes at any time and in case he should do so all unearned interest shall be deducted.

The Grantee by the acceptance of this deed promises to keep the building upon said property insured against loss by fire and tornado in a sum not less than \$200.00 of each in a company acceptable to me with the loss clause payable to me.

The above property is not and has never been my homestead.

We or our, or I, or my assigns may become the purchaser or purchasers at any sale under this deed.

Should default be made in the payment of either of said promissory notes when due, then 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 Dr. T.E. Bowman 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 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 Dr. T.E. Bowman or his assigns. The said Grantee is entitled to the rents and shall pay the taxes on said property for the year 1934.

WITNESS my signature and seal, this 22nd day of January, A.D. 1934

Lida C. Rice

(Seal)

(Seal)

STATE OF MISSISSIPPI,

ss.
 Madison County, Personally appeared before me, Robert H. Powell, a Notary Public
 in and for said County and State, Lida C. Rice who acknowledged that she signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as her act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 22nd day of January, A.D. 1936

Robt. Powell

Notary Public

(seal)