

D. M. Perlinsky and
C. G. Bell
To/Warranty Deed &
Vendor's Lien
Abe Debbah

Filed for record the 6th day of
June, 1924 at 11 o'clock A. M.
Recorded the 6th day of June, 1924.

W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

In consideration of the sum of Six Thousand Dollars, evidenced by the six promissory notes, of the Grantee herein, of even date herewith, due and payable to the Grantors herein, or order, as follows, to wit:

One note, for \$1,000.00, due one year after date:
One note, for \$1,000.00, due two years after date:
One note, for \$1,000.00, due three years after date:
One note, for \$1,000.00, due four years after date:
One note, for \$1,000.00, due five years after date:
One note, for \$1,000.00, due six years after date:

Each of said notes bearing interest, after date, at the rate of six per cent. per annum, payable annually, and ten per cent. additional as Attorney's fees if placed in the hands of an attorney for collection after maturity; We, D. M. Perlinsky and C. G. Bell hereby convey and warrant unto ABE DEBBAH the following described land, lying and being situated in the City of Canton, County of Madison, State of Mississippi, to wit:-

Lot No. 28 on the North side of West Peace Street, according to map of said City prepared by George and Dunlap; fronting 50 feet on the North side of West Peace Street, and running back North, between parallel lines, 150 feet.

To secure the payment of said Notes a Vendor's Lien on said property is hereby retained, and the said Grantee, by the acceptance of this deed, acknowledges a vendor's lien on same in the nature of a mortgage, with power of sale in said grantor, or assigns; and Grantors, or assigns, may enforce said lien, without recourse to the Courts, should there be any default in the payment of said Notes, by a sale of the said property before the South Door of the Court House, in Canton, Mississippi, at public auction, to the highest bidder for cash, after having first given three weeks notice of the time, place and terms of sale by posting a written or printed notice thereof at the South Door of the Court House of the County seat of Madison County, and after publishing said notice in a newspaper published in said County, and by advertising as required by law for sales under deeds of trust; and may convey the property so sold to the purchaser thereof by proper instruments of conveyance; and from the proceeds of said sale there shall first be paid the costs and expenses of executing this trust, and second the indebtedness secured and intended to be secured by this deed, and should any balance remain, the same shall be paid over to the grantee herein.

Grantee herein reserves, and shall have the privilege of taking up any one, or all of said Notes, at any interest paying date, and only earned interest shall be collected.

Grantors are to pay the Taxes on said Property for the year 1924.

Grantee is to, and hereby agrees to, keep the buildings on said land insured, in the sum of \$1,000.00, with Standard Mortgage Loss Clause payable to the Grantors herein; and, on his failure so to do all of the notes herein mentioned shall immediately become due and payable. Witness our signatures, this the 6th day of June, 1924.

(\$6.00 revenue stamp attached & cancelled)

D. M. Perlinsky
C. G. Bell
Abe Debbah

State of Mississippi)
Madison County :
District Number One)

Before the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County and State, personally appeared the within named D.M. Perlinsky and C.G. Bell, who, each, acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein written, and as and for their act and deed.

Given under my hand and official seal this the 6th day of June, 1924.

(Seal) R. E. Spivey, Jr.,
Notary Public.

State of Mississippi)
Madison County :
District Number One)

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledgements in and for said District, County and State, personally appeared the within named Abe Debbah, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein written, and as and for his act and deed.

Given under my hand and official seal this the 6th day of June, 1924.

(Seal) R. E. Spivey, Jr., Notary Public.