

VVV

TRUSTEES PRINTING HOUSE JACKSON MISS

Jim Hodges (Hotges)
To { Deed W.D. & V.L.
Steve Kaseotes
Joel L. Johnson, Jr.

Filed for Record at 2 o'clock P. M. the 2
day of March 192 31
Recorded the 25 day of May 192 31
Aurie Sutherland, Chancery Clerk
By Cammie Parker, D. C.

In Consideration of the sum of Four Hundred DOLLARS,
cash in hand paid me by Steve Kaseotes the receipt of which is
hereby acknowledged, and of the further sum of Thirty one Hundred --\$3100.00 DOLLARS.
due me by him as is evidenced by his (51) promissory notes of even date herewith,
due and payable to my order, as follows, viz:

- One Note for \$ 600.00 Due June 1st, 1931 after date.
- One Note for \$ 50.000 Due June 1st, 1931 after date.
- and 49 other notes for \$50.00 each, due on the 1st day of each month thereafter until said 49 other notes shall have been paid after date.
- One Note for \$ Due after date.
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Each of said notes bearing interest after its respective maturity at the rate of 6 per cent. per annum, and 10 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, Jim Hodges do hereby convey and warrant unto the said Steve Kaseotes forever, the following described

personal property			City of Canton	
real estate, lying and being situated in Madison County, State of Mississippi, to-wit:				
2 Lunch Counters	\$100.00	\$200.00	All of the above described property being now in	
18 Tables	4.00	72.00	the building in which the City Cafe is being run and	
56 Chairs	1.00	56.00	being all of the property that I own of such	
4 Hat Racks	2.00	8.00	description in said cage. The said Kaseotes by the	
16 Stools	2.00	32.00	acceptance of this deed agrees to insure and keep	
2 Serving Counters		300.00	insured said property against loss by fire &	
Cash Register		100.00	tornado in the sum of \$2000.00 with the loss payable	
Gum Cabinet		2.00	to me and should he fail to do so I can insure said	
Cigar Case		50.00	property & the premium that I may pay shall be	
Pie Case		50.00	secured by this Vendor's Lien.	
Heater		50.00	In case of sale I or my assigns can become the	
Ice Box		700.00	Purchaser of said Property at such sale.	
Mirrors		150.00		
Safe		35.00		
Coffee Ebn		50.00		
Cafe Sign		125.00		
Dishes		75.00		
Silver		25.00		
Ceiling Fans (4)		100.00		
Linen		40.00		
Stock of Goods		75.00		
Cigars & Cigaretts		75.00		
Ice Box (kitchen)		500.00		
Range		250.00		
Utensils		50.00		
Sink		50.00		
Kitchen Fan		200.00		
Freezing Engine		750.00		
Waffle Iron, Pots and Pans		50.00		
TOTAL-----		\$4220.00		

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 Steve Kaseotes 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 days' 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 Steve Kaseotes or his assigns. The said Steve Kaseotes is entitled to the rents and shall pay the taxes on said property for the year 19

WITNESS my signature and seal, this 2nd day of May, A. D. 19 31.
Jim Hotges (Seal)

STATE OF MISSISSIPPI,
Madison County, ss. Personally appeared before me, Aurie Sutherland, Chancery Clerk
in and for said County and State, City of Canton 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 2nd day of May, A. D. 19 31.
Aurie Sutherland, Clerk.
(SEAL) Cammie Parker