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TUCKER PRINTING HOUSE JACKSON, MISS.

Peter Alfred

Filed for Record at 2 o'clock P. M., the 26

day of Nov 1924

To { Deed Bill of sale

Recorded the 19 day of Dec 1924

S. L. High

W. B. Jones, Chancery Clerk.

By H. D. Lane D. C.

In Consideration of the sum of Five Hundred DOLLARS, cash in hand paid me by S. L. High the receipt of which is hereby acknowledged, and of the further sum of \$522.50, Five Hundred and Twenty-two & 50/100 DOLLARS, due me by him as is evidenced by his two promissory notes of even date herewith due and payable to my order, as follows, viz:

One Note for \$ <u>250.00</u>	Due <u>December 15th, 1924</u>	after date.
One Note for \$ <u>272.50</u>	Due <u>February 1st, 1925</u>	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.
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 ten per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity I, Peter Alfred, do hereby convey and warrant bargain, sell and deliver and unto the said S. L. High forever, the following described property City of Canton, real estate lying and being situated in Madison County, State of Mississippi, to-wit:

My undivided one half interest in, of and to,

One Ford Motor Hearse, one two horse hearse, embalming tables & tools, two rolling trucks, all stock on hand, and all furniture, fixtures, etc., now being used in the business of the Madison County Undertaking Co., in said City; and also hereby transfer, set over and assign unto the said High all notes and accounts and choses in action, all books and all other assets now owned by said Undertaking Co.

The said High is to have and collect all accts., and assets and is to pay all outstanding obligations of the said company.

The said Alfred binds himself to pay over to the said high all accounts, that he may have collected for said Company and for which he cannot show an accounting to said Company for, and is also to pay over to the said High all accounts or moneys that his daughter Addie Jenkins may have collected since May 1924, and for which the said Alfred cannot show proper accounting to the said Company for.

We or our, 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 High 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 threadays 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 High or his assigns. The said High & Alfred shall equally is entitled to the rents and shall pay the taxes on said property for the year 19

WITNESS my signature and seal, this 24th day of November, A. D. 19 24.

Peter Alfred (Seal)

(Seal)

STATE OF MISSISSIPPI,

Madison County, ss.
City of Canton

Personally appeared before me, Robert H. Powell, Notary Public of Canton,

in and for said County and State,

Peter Alfred

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 24th day of November, A. D. 19 24.

(SEAL)

Robt H Powell, Notary Public.