

Office for Madison County, Mississippi, & which has been extended to Jan. 21, 1925, AND  
\$379.20 at 6% & Exempt from taxation. V V

TUCKER PRINTING HOUSE JACKSON, MISS.

R. F. Moore C. B. Mattcock informant on this  
1/26/28 filed for Record at 10 o'clock A. M. the 12th  
day of June 1924  
To Deed have for land & estate  
Recorded the 12 day of June 1924  
TO world says the lessor  
as soon as possible  
S. B. Wilder by A. J. Sutherland D. C.  
Unconsideration of the assumption and payment of S. B. Wilder of that note and D.T. of \$530.00  
in favor of Thalia G. Tucker as shown by D.T. recorded in Book A.X. on Pg. 306 in Chancery Clerk's  
In Consideration of the sum of \$500.00 Five Hundred & No/100 DOLLARS,  
cash in hand paid me by S. B. Wilder the receipt of which is  
hereby acknowledged, and of the further sum of \$415.33 Four Hundred & Thirteen & 33/100 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 \$ 212.35 Due January 11th, 1926 after date.  
One Note for \$ 200.98 Due January 11th, 1927 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, R. F. Moore, do hereby convey and warrant unto the said S. B. Wilder forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

NE 1/4 less 20 acres out of N.E. Corner Sec. 36, T. 11, R. 5, E.  
SE 1/4 less 30 acres off of South end Sec. 36, T. 11, R. 5 E.

I intend and do hereby convey my old homestead property. I declare that I have never been married.

I hereby agree that the said Wilder or his assigns may prepay either of both of the above notes at any time, and in case he or they should do so, then all unearned interest shall be deducted.

The said Wilder by the acceptance of this deed understands and agrees that he is not to get possession of the above lands until January 1st, 1925, and I hereby agree that no wire or out houses or timber will be moved from said lands.

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 Wilder 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 by publication as is required by law as in case of sales of lands under D.T., 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 Wilder or his assigns. The said Moore is entitled to the rents and shall pay the taxes on said property for the year 1924.

WITNESS my signature and seal this 11th day of June A. D. 19 24.

(\$1.00 revenue stamp attached & cancelled) R. F. Moore. (Seal)  
(Seal)

STATE OF MISSISSIPPI, } ss.  
City of Jackson, }  
Madison County, }  
in and for said County and State,

Personally appeared before me, Robert H. Powell, a Notary Public of said City  
R. F. Moore 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 11th day of June A. D. 19 24.

Robert H. Powell, Notary Public  
(Seal)