

Satisfied and cancelled, this
Nov. 26, 1938.

141

Mary Louise Krebs

To } Deed

Victor W. Kline

Kate C. Kline

Filed for Record at 11:30 o'clock A. M., the 15th
day of March, 1932

Recorded the 7th day of April, 1932

Amie Sutherland, Chancery Clerk.
By _____ D. C.

In Consideration of the sum of one DOLLARS,
cash in hand paid me by Victor W. Kline & Kate C. Kline the receipt of which is
hereby acknowledged, and of the further sum of Four hundred & forty five 20/100 DOLLARS,
due me by them as is evidenced by their one promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ <u>445.20</u>	Due <u>one year</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.
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 6 per cent. per annum, and 15% per cent.
and of the assumption & payment by them of 1856.03 due Federal Land Bank of N.O. do hereby convey and warrant
attorney's fees, if placed in the hands of a lawyer for collection after maturity, unto the said Victor W. Kline & Kate C. Kline or joint tenants with rights of survivorship forever, the following described
unto the said Victor W. Kline & Kate C. Kline or joint tenants with rights of survivorship forever, the following described
real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

SW 1/4 NE 1/4 + S 1/2 NW 1/4 + W 1/2 SW 1/4 all in Sec 30 Town 9 Range 4 East.

The said grantor and husband & wife & by the acceptance of this deed agree to pay
said deed in Trust to the Federal Land Bank of N.O. La. according to the Terms and
the Grantor is the surviving wife of George Krebs & was & is the surviving
joint tenant named in the deed recorded in Book 989, one Page 225 in
the Chancery Clerk's office for said Co.

I reserve a life estate in the 2 acres of land upon center of which is
now located a dwelling containing 1 bed room & kitchen, which 2 acres
have been pointed out & located by the grantor & grantee herein.

I can purchase said property at any sale I may make under
the provisions of this deed.

Should default be made in the payment of either of said promissory notes ^{or said deed in trust} 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 here-
inafter provided.

To secure the payment of said notes I and my assigns hereby retain a vendor's lien upon said property and the
said Victor W. Kline & Kate C. Kline 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 law for sales of land under deed in trust
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 con-
veyance; 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 Victor W. Kline & Kate C. Kline or his assigns. The said Grantees

are entitled to the rents and shall pay the taxes on said property for the year 19____

WITNESS my signature and seal, this 15th day of March, A. D. 1932

Mary Louise Krebs (Seal)

STATE OF MISSISSIPPI,

City of Canton

Madison County,

City of Canton in and for said County and State,

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 15th day of March, A. D. 1932

(Seal)

Robert H. Powell, Notary Public