

S. S. Tisdale &

Ina Tisdale

To } Deed & V. I.

George Saab,

Filed for Record at 2:25 o'clock P. M., the 6 day of April 1928

Recorded the 11 day of April 1928

W. E. Jones Chancery Clerk

By D. C.

In Consideration of the sum of Sixty One & 34/100 DOLLARS, cash in hand paid us by George Saab the receipt of which is hereby acknowledged, and of the further sum of One Hundred Twenty Two & 66/100 DOLLARS, due us by him as is evidenced by his promissory notes of even date herewith, due and payable to S. S. Tisdale order, as follows, viz:

One Note for \$	<u>61.33</u>	Due	<u>six months after</u>	after date.
One Note for \$	<u>61.33</u>	Due	<u>twelve months</u>	after date.
One Note for \$		Due		after date.
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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 10 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. we do hereby convey and warrant unto the said George Saab, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

lots 4, 5, 6, 7 & 8 in Block 5, and lots 14, 15, 16, 17, 18 & 19 in block 5, all in East End Subdivision according to the plat of map thereof now on file in the Chancery Clerk's Office of said County. The sizes are as follows: Lot No. 4, West side 35 ft. South 493 ft. East 25 ft. North 377.8 ft. Lot No. 5: West 35 ft. South 377.8 East 25 ft. North 352.7 ft. Lot No. 6, West 35 ft. South 352.8 ft. East 25 ft. North 327.6 ft. Lot No. 7, West 35 ft. South 327.6 ft. East 25 ft. North 302.5 ft. Lot No. 8, West 35 ft. South 302.5 ft. East 25 ft. North 27.73 ft.

We or our, or I, or my Assigns may become the purchaser of purchasers at any sale made under this deed.

Should default be made in the payment of either of said promissory notes when due, then 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 George Saab 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} days' notice of the time and place of sale, by posting a written or printed notice thereof and by publication as is required by law as in case of sales of lands under E.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 George Saab or his assigns. The said George Saab is entitled to the rents and shall pay the taxes on said property for the year 1928.

WITNESS our signature s and seal s, this 6th, day of April, A. D. 1928

S. S. Tisdale (Seal)

Ina Tisdale (Seal)

STATE OF MISSISSIPPI,

Madison County,

ss.

Personally appeared before me, J. Paul White, Notary Public

in and for said County and State, S. S. Tisdale and Ina Tisdale who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 6th, day of April, A. D. 1928

J. Paul White

Notary Public

My Com. expires Nov. 26, 1931. (Seal)