

Office render Fair fully paid Sutherland and Canceled
this May 24th 1934 Jackson Co.

Attest May 24-1934 VV *By getting Bond*
Aurie Sutherland Clerk
By Cammie Parker D.C.

WEDDELL LEWIS

Warranty
To Deed and Vendor's Lien
Memie Dixon

Filed for Record at 11:20 o'clock A.M., the 29th
day of July 1931
Recorded the 29th day of July 1931
Aurie Sutherland Chancery Clerk
By Cammie Parker D.C.

Prin. \$417.40

In Consideration of the sum of One Hundred & No/100 DOLLARS,
cash in hand paid me by Memie Dixon the receipt of which is
hereby acknowledged, and of the further sum of Four Hundred & Eighty & No/100 DOLLARS,
due me by her as is evidenced by her four promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ 129.39	Due	One year	after date.
One Note for \$ 125.33	Due	two years	after date.
One Note for \$ 116.87	Due	three years	after date.
One Note for \$ 110.61	Due	four years	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~~ ¹¹⁰⁰ per cent. per annum, and ~~15~~ ¹¹⁰⁰ per cent.

attorney's fees, if placed in the hands of a lawyer for collection after maturity, Wedell Lewis do hereby convey and warrant
unto the said Memie Dixon forever, the following described
real estate lying and being situated in City of Canton, Madison County, State of Mississippi, to-wit:

Fifty feet off of the West side of the $\frac{1}{2}$ of Lot 26 in Couch & Yeargin's Addition
to the City of Canton, Miss., said lot being shown by their plat or map recorded
~~Book G on Page 434 + 435~~
in the Chancery Clerk's office for said County.

There is a three room house located on said fifty foot lot.

I have pointed out said lot to the said Dixon and we have staked out said lot together.

The said Dixon by the acceptance of this deed agrees to keep the buildings upon
said lot insured against loss by fire and tornado in a sum not less than \$350.00
in a company acceptable to Wedell Lewis or her assigns with the loss clause payable
to the said Lewis or her assigns.

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 Memie Dixon 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 cases 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 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 Dixon or his assigns. The said Memie Dixon
is entitled to the rents and shall pay the taxes on said property for the year 1931.

WITNESS my signature and seal, this 28th day of July, A.D. 1931

Wedell Lewis (Seal)

For a valuable consideration cash in hand paid to me this 7/28/31 I have transferred
all of the notes described above to J. W. Rogers Lumber Co. of Canton, Miss.
Wedell Lewis

STATE OF MISSISSIPPI,

ss.

Madison County, Personally appeared before me, Robert H. Powell, A Notary Public
in and for said County and State, Wedell Lewis, Widow who acknowledged
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 28th day of July, A.D. 1931

Robert H. Powell

(SEAL) Notary Public