

V/V/V

TUCKER PRINTING HOUSE JACKSON MISS.

J. W. Rogers

Filed for Record at 10 o'clock A.M., the 25

day of May 1929

Recorded the 30th day of May 1929

W.B. Jones

Chancery Clerk.

IN CONSIDERATION OF THE ASSUMPTION AND PAYMENT BY A.O. Sutherland D.C. of that Deed of Trust executed by John W. Rogers to The Building & Loan Ass'n. of Jackson, Miss. said D.T. being recorded in Book C.L. on page 425 in the Chancery Clerk's office for Madison Co. Miss. for the further consideration of the sum of TEN DOLLARS and other valuable consideration not necessary hereinafter mentioned cash in hand paid me by E.P. Hamel the receipt of which is hereby acknowledged, and of the further sum of \$901.00 - Nine Hundred & One & No/100 DOLLARS, due me by him as is evidenced by his one promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$901.00	Due	one year	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 six per cent. per annum, and 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. J.W. Rogers do hereby convey and warrant unto the said E.P. Hamel forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Twelve feet off of the West side of Lot 32 and all of Lots 33 & 34 of Block A., of Maris Subdivision as shown by Plat of said Subdivision duly of record in the Chancery Clerk's office for Madison County, Mississippi.

The above property is not now and has never been my homestead.

*This Note and Vendee
Satisfied by record of
the property described herein to me
by said dated Feb 15th 1932 and
filed for record Feb 19th 1932*

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 Hamei 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.s 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 Hamei or his assigns. The said Hamei is entitled to the rents and shall pay the taxes on said property for the year 1929.

WITNESS my signature and seal, this 25th day of April A.D. 1929.

J. W. Rogers

(Seal)

(Seal)

STATE OF MISSISSIPPI,

ss.

City of Canton, Personally appeared before me Robert H. Powell, a Notary Public of Canton, in and for said County and State, J.W. Rogers, 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 May A.D. 1929.

(SEAL) Robt. H. Powell, Notary Public