

128 The notes described herein bear sum called
paid in full and the same satisfied
in full by me the 18th day of said month on
this day 24th, 1930.

TUCKER PRINTING HOUSE JACKSON MISS.

S. M. Riddick

J. M. Riddick, Notary Public

To Deed & V/L

A. D. Purnell

Mary Ray Purnell

Filed for Record at 9 o'clock A. M. the 30

day of June 1930 C.

Recorded the 7th day of July 1930.

Aurie Sutherland Chancery Clerk

By

D. C.

Prin. \$1254.81 at 6%

In Consideration of the sum of Four Hundred Dollars cash in hand paid me by A. D. Purnell DOLLARS and Mary Ray Purnell and the assumption and payment of that deed in trust & notes given by me to cash in hand paid me Mrs. Blayche Mason for \$2400.00 on June 13, 1930, said the receipt of which is being recorded in Book CQ pa. 226 in Chancery Clerks Office for Madison Co., Miss. D.T. hereby acknowledged, and of the further sum of \$1405.38 Fourteen Hundred & Five & 38/100 DOLLARS due me by them as is evidenced by their three promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 493.55	Due one year	after date.
One Note for \$ 468.46	Due two years	after date.
One Note for \$ 443.37	Due three 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 per cent. per annum, and 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, S. M. Riddick do hereby convey and warrant unto the said A. D. Purnell and Mary Ray Purnell, husband and wife forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

City of Canton
That certain lot upon which formerly stood the old Mt. Zion Baptist Church Building. Said lot being on the south side of West North St. and fronting on said Street 87 ft. and running back south between parallel lines 110 ft. and being further described as: Beginning at the Northeast corner of the lot now owned and occupied by the Federal Compress & Warehouse Co., where said lot touches the south side of said West North St., and run south along the East line of said Compress lot 110 ft. to a stake on the margin of a small drain or ditch, thence East along the North margin of said drain or ditch 87 ft. more or less to the property of the City of Canton, Miss., thence North along the West margin of said City property, (a small drain or ditch being the dividing line) 110 ft. to the south margin of said West North St. and thence along the south margin of said Street 87 ft. to the point of beginning.

I intend and do hereby convey the same lot that was conveyed to me by Mt. Zion Baptist Church on June 10th, 1930 by deed recorded in Book 7 on page 455 in the Chancery Clerk's office for said County.

The said Purnells by the acceptance of this deed hereby agree and promise to keep the buildings upon said lot insured against loss by fire and tornado in a sum not less than \$3000.00 of each in a Company acceptable to me, with the loss clause payable to me.

I hereby agree that said Purnells may pay to me at any time any amount on the said notes and I will give them credit for whatever amount they pay and the unearned interest on said prepayments will be deducted.

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 Purnells 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 Purnells or his assigns. The said A. D. Purnell & Mary Ray Purnell, are entitled to the rents and shall pay the taxes on said property for the year 19

WITNESS my signature and seal, this 18th day of June A. D. 1930.

S. M. Riddick. (Seal)

(Seal)

STATE OF MISSISSIPPI,

ss.

Madison County,

Personally appeared before me, Robert H. Powell, Notary Public

in and for said County and State,

S. M. Riddick

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 18th day of June A. D. 1930

Robert H. Powell, Notary Public

(Seal)