

(\$5.50 revenue stamp attached & cancelled)

State of Mississippi;
ss
Madison County)

Personally appeared before me, the undersigned Notary Public in and for the City of Canton, & for said County, the within named Mary V. Dudley, who acknowledged that she signed, sealed, and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal at office, this 31st day of March, A.D. 1919

(SEAL) S. T. Dunning, Notary Public.

Mrs. J. W. Owen (or Mrs. Mackie Owen)
Mrs. Kittie B. G. Riddick
Mrs. Bessie C. McBroom
G. P. Owen, J. M. Owen,
F. W. Owen, Jno. W. Owen,
W. A. Owen, Mackie Owen Girardeau
To/ W. D. & F. L.
ANNIE LEE BRADLEY

FILED FOR RECORD THE 13TH DAY OF
MCH., 1926 AT 11 O'CLOCK A.M.

RECORDED THE 2ND DAY OF JUNE, 1926
W. B. Jones, Chancery Clerk
H. D. Lane, D. C.

In consideration of the sum of Two Hundred, Fifty & No/100 (\$250.00) Dollars, cash in hand paid us, by ANNIE LEE BRADLEY, the receipt of which is hereby acknowledged, and of the further sum of Nine Thousand, Nine Hundred, Twenty-Three & 30/100 Dollars, due us by her as is evidenced by her eight, promissory notes of even date herewith, due and payable to our order, as follows, viz:

One note for \$2033.30 due May 1st, 1926 after date.
One note for \$ 860.00 due March 1st, 1927 after date.
One note for \$830.00 due March 1st, 1928 after date.
One note for \$ 800.00 due March 1st, 1929 after date.
One note for \$ 770.00 due March 1st, 1930 after date.
One note for \$ 740.00 due March 1st, 1931 after date.
One note for \$ 710.00 due March 1st, 1932 after date.
One note for \$3180.00 due March 1st, 1933 after date.

Each of said notes bearing interest after its respective maturity at the rate of Six per cent. per annum, and Ten per cent. attorney's fee, if placed in the hands of a lawyer for collection after maturity we do hereby CONVEY AND WARRANT unto the said ANNIE LEE BRADLEY forever, the following described real estate, lying and being situated in Madison County, Mississippi, to wit:-

Lot 23 Square 9, on the North side of North Liberty St., and a strip of land 10 ft. wide off of the South side of Lot 25 on the North side of North Liberty St., said ten foot strip extending east 220 ft., and a strip of land 30 ft. wide off of the west side of Lot 3 square 9, on the North side of North St.

We intend and do hereby convey all property that we now own in said square 9 except 170 ft. off of the east side of said square 9, and the property hereinconveyed has been pointed out and staked out by us and the said Bradley.

I reserve the right to prepay any of the above notes at the maturity of either and in case I should do so all unearned interest shall be deducted.

Grantors herein shall pay the notes No. 1 in favor of the City of Canton for Street paving and for curbs and gutter and for side walks, and the grantee herein hereby assumes and promises to pay all of the other notes in favor of said City for said improvements.

The Grantors hereby agree that the Grantee may sell a lot 50 ft. wide off of the North side of the property described above and the grantors will release said lot so sold, provided the grantee pays over to the grantors on this indebtedness as much as \$500.00 and grantors further agree that the grantee may sell a lot 50 ft. wide off of the east side of the property described above and grantors will release said lot so sold provided the grantee pays over to the grantors on this indebtedness as much as \$500.00.

The Grantee hereby promises to keep the buildings upon said property insured against loss by fire and tornado in a sum not less than \$5000.00 of each in an insurance company acceptable to the grantors with the loss clause payable to said grantors.

We or our, or I, or my assigns may become the Purchaser or Purchasers at any sale made under this deed.

Should default be made in the payment of either of said promissory notes when due, then we or our assigns can in our 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 we and our assigns hereby retain a vendor's lien upon said property and the said Annie Lee Bradley 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 us or our assigns, and we or our 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 at the Court House door in said County, and by publication as is required by law as in case of sales of lands under D.T. and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, we or our 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 we or our assigns shall pay it over to the said Annie Lee Bradley or his assigns. The said Annie Lee Bradley is entitled to the rents and shall pay the taxes on said property for the year 1926.

Witness our signatures and seals this 20th day of February, A.D. 1926.