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<u>Virgeon Alfred</u>	Filed for Record at <u>4:45 o'clock Q P.M.</u> , the <u>3</u>
<u>To WD & VL To Deed</u>	day of <u>Oct</u> <u>1930</u>
<u>Eddie Rivers</u>	Recorded the <u>4</u> day of <u>Oct</u> <u>1930</u>
<u>Will Rivers</u>	<u>Aurie Sutherland</u> Chancery Clerk
<u>Prin \$325.00 at 6%</u>	By <u>Cammie Parker</u> D.C.

In Consideration of the sum of Fifty & No/100 DOLLARS,
 cash in hand paid me by Eddie Rivers & Will Rivers the receipt of which is
 hereby acknowledged, and of the further sum of \$325.00, Three Hundred & Twenty-five & No/100 DOLLARS,
 due me by them as is evidenced by their four promissory notes of even date herewith,
 due and payable to my order, as follows, viz:

One Note for \$ <u>81.25</u>	Due <u>November 15, 1930</u> after date.
One Note for \$ <u>81.25</u>	Due <u>May 15, 1931</u> after date.
One Note for \$ <u>81.25</u>	Due <u>November 15, 1931</u> after date.
One Note for \$ <u>81.25</u>	Due <u>May 15, 1932</u> after date.
One Note for \$ <u> </u>	Due <u> </u> after date.
One Note for \$ <u> </u>	Due <u> </u> after date.
One Note for \$ <u> </u>	Due <u> </u> after date.
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One Note for \$ <u> </u>	Due <u> </u> 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, Virgeon Alfred do hereby convey and warrant
 unto the said Eddie Rivers and Will Rivers, forever, the following described
 City of Canton, real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning at an iron stake on the East side of Hickory Alley in the South West corner of Katie Johnson's Lot and then run South along the Eastern margin of said Hickory Alley fifty feet to an iron stake and then run East to the lot that I sold to Faith Kelly as shown by deed recorded in Book 4 on page 72 in the Chancery Clerk's office for said County, and then run North to the lot I sold to Katie Johnson as shown by deed recorded in book 6 on page 134 in the Chancery Clerk's office for said County and then run west to the point of beginning.

The above lot has been staked out by me and the Grantees herein.

Said Rivers may pay any of said notes at any time, before their maturities.

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

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 Rivers 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 Rivers or his assigns. The said Alfred is entitled to the rents and shall pay the taxes on said property for the year 1930.

WITNESS my signature and seal, this 3rd day of October, A.D. 1930.

Virgeon Alfred (Seal)

(Seal)

STATE OF MISSISSIPPI, ss.
 Madison County, Personally appeared before me, Robert H. Powell, a Notary Public
 in and for said County and State, Virgeon Alfred 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 3rd day of October, A.D. 1930

Robert H. Powell, Notary Public

(SEAL)