

T. E. Bowman

To Deed

Lemuel Jones

Filed for Record at 12:45 o'clock A.M., the 27  
day of May 1924.

Recorded the 27th day of May 1924.

W. B. Jones Chancery Clerk.  
By A. O. Sutherland D.C.

In Consideration of the sum of Twenty & No/100 DOLLARS,  
 cash in hand paid me by Lemuel Jones the receipt of which is  
 hereby acknowledged, and of the further sum of Eighty & No/100 DOLLARS,  
 due me by him as is evidenced by his sixteen promissory notes of even date herewith,  
 due and payable to my order, as follows, viz:

One Note for \$ 5.00	Due one month	after date.
One Note for \$ 5.00	Due two months	after date.
One Note for \$ 5.00	Due three months	after date.
One Note for \$ 5.00	Due four months	after date.
One Note for \$ 5.00	Due five months	after date.
One Note for \$ 5.00	Due six months	after date.
One Note for \$ 5.00	Due seven months	after date.
One Note for \$ 5.00	Due eight months	after date.
One Note for \$ 5.00	Due nine months	after date.
One Note for \$ 5.00	Due ten months	after date.
One Note for \$ 5.00	Due eleven months	after date.
One Note for \$ 5.00	Due twelve months	after date.
One Note for \$ 5.00	Due thirteen months	after date.
One Note for \$ 5.00	Due fourteen months	after date.
One Note for \$ 5.00	Due fifteen months	after date.
One Note for \$ 5.00	Due sixteen months	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 fees, if placed in the hands of a lawyer for collection after maturity, I, T. E. Bowman do hereby convey and warrant unto the said Lemuel Jones forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

A lot 50 feet by 167 feet on the North side of Dinkins St., in Canton, Mississippi, and being more particularly described as follows:-

Beginning at a point on the north margin of Dinkins St., 323 feet East of the Northeast corner of the intersection of said Dinkins St. with South Liberty Street, and running thence North 167 feet to a stake thence East 50 feet to a stake thence South 167 feet to the north margin of said Dinkins St., thence West along the north margin of said Dinkins St. to the point of beginning.

I intend and do hereby convey the same lot that was conveyed to me by Percy Jones by deed dated November 16th, 1921, which deed is recorded in the Chancery Clerk's office for said County in Book ZZZ on page 246.

The above property is not my homestead.

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 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 Homes 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 Jones or his assigns. The said Jones is entitled to the rents and shall pay the taxes on said property for the year 1924.

WITNESS my signature and seal, this 5th day of May, A.D. 1924.

T. E. Bowman (Seal)

(Seal)

STATE OF MISSISSIPPI,

Madison County,  
City of Canton  
in and for said County and State,

ss. Personally appeared before me, Robert H. Powell, Notary Public of Canton,

T. E. Bowman

who acknowledged

that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 5 day of May A.D. 1924.

Robert H. Powell

(SEAL) Notary Public