

I. Hesdorffer

To Deed  
Henry Williams

Filed for Record at 3:20 o'clock P.M., the 30

day of Oct 1926

Recorded the 30 day of Oct 1926

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

Principal \$416.15 at 6%

In Consideration of the sum of One      DOLLARS,  
 cash in hand paid me by Henry Williams the receipt of which is  
 hereby acknowledged, and of the further sum of Four Hundred & Ninety One 05/100 DOLLARS,  
 due me by him as is evidenced by his 5 promissory notes of even date herewith,  
 due and payable to order, as follows, viz:

One Note for \$ 108.19	Due	One year	after date.
One Note for \$ 103.29	Due	Two years	after date.
One Note for \$ 98.21	Due	Three years	after date.
One Note for \$ 93.22	Due	Four years	after date.
One Note for \$ 88.23	Due	Five 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.

Each of said notes bearing interest after its respective maturity at the rate of 6 per cent per annum, and 15 per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity I, I. Hesdorffer do hereby convey and warrant unto the said Henry Williams forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

20½ acres of land out of the North West Corner of the W½ SW¼ of Sec. 15, T. II,  
 R. 4, East.

Should the said Williams fail to pay said notes when due he by the acceptance of this deed agrees to pay the sum of Fifty Dollars as rent for each year in which he fails to pay any note.

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 U and my assigns hereby retain a vendor's lien upon said property and the said Williams 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 is required by law for sale of land under deed in trust 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 Williams or his assigns. The said Williams is entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS my signature and seal, this 30th day of October A.D. 1926.

I. Hesdorffer (Seal)  
(Seal)

STATE OF MISSISSIPPI,

Madison County, ss.  
City of Canton Personally appeared before me, Robert H. Powell, a Notary Public in and for said in and for said County and State, County and State, I. HESDORFER 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 30th day of October A.D. 1926.

(SEAL) Robert H. Powell, Notary Public.

This instrument was recorded in the office of the Clerk of the Circuit Court of Madison County, Mississippi, on the 23rd day of October, 1926, and filed in the office of the Clerk of the Circuit Court of Madison County, Mississippi, on the 23rd day of October, 1926.