

Fannie G. Powell

To Deed
Ruth Johnson

Filed for Record at 4 o'clock P. M. the 17
 day of Oct 1927
 Recorded the 18 day of Oct 1927
W. H. Jones Chancery Clerk
 By A. C. Sutherland D. C.

In Consideration of the sum of Twenty & No/100 DOLLARS,
 cash in hand paid me by Ruth Johnson the receipt of which is
 hereby acknowledged, and of the further sum of \$130.00 - One Hundred & Thirty & No/100 DOLLARS,
 due me by her as is evidenced by her 13 promissory notes of even date herewith,
 due and payable to my order, as follows, viz:

One Note for \$ 10.00	Due one month	after date.
One Note for \$ 10.00	Due two months	after date.
One Note for \$ 10.00	Due three months	after date.
One Note for \$ 10.00	Due four months	after date.
One Note for \$ 10.00	Due five months	after date.
One Note for \$ 10.00	Due six months	after date.
One Note for \$ 10.00	Due seven months	after date.
One Note for \$ 10.00	Due eight months	after date.
One Note for \$ 10.00	Due nine months	after date.
One Note for \$ 10.00	Due ten months	after date.
One Note for \$ 10.00	Due eleven months	after date.
One Note for \$ 10.00	Due twelve months	after date.
One Note for \$ 10.00	Due thirteen months	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, Fannie G. Powell hereby convey and warrant
 unto the said Ruth Johnson City of Canton forever, the following described
 real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot No. 4 on the West side of South Union street when described with reference
to Garrison's subdivision to the city of Canton, Miss., a plat of which subdivision
being on file in the Chancery Clerk's office for said County, reference to which
being had will more fully appear.

The above lot has been staked out by the grantor and the grantees and is 45 feet
North and south and 142 $\frac{1}{2}$ feet East & West.

We or our or I or my assigns may become the purchaser or purchasers at any sale
 made 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 Johnson 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 days 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/F
 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 Johnson or his assigns. The said Fannie G. Powell
 is entitled to the rents and shall pay the taxes on said property for the year 1927.

WITNESS my signature and seal, this seventeenth day of October, A. D. 1927.

Fannie G. Powell (Seal)

(Seal)

STATE OF MISSISSIPPI,

Madison County,

ss.

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

in and for said County and State, Fannie G. Powell, widow who acknowledged
 that she signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as her act and deed and for
 the purpose therein expressed.

WITNESS my hand and official seal, this the 17th day of October A. D. 1927.

(SEAL) Robt. E. Powell, Notary Public.