

The vendor's lien recovered being in excess of a dozen & Perrin paid off
I cancelled by J. E. Miller
I Replaced in
By Clerk of Court

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TUCKER PRINTING HOUSE JACKSON MISS.

A. P. Perrin

To Deed

J. E. Miller

Filed for Record at 1:20 o'clock P. M., the 14
day of Dec 1926.
Recorded the 27 day of Dec 1926.
W. E. Jones Chancery Clerk
By D. C.

In Consideration of the sum of Four Hundred DOLLARS,
cash in hand paid me by J. E. Miller, the receipt of which is
hereby acknowledged, and of the further sum of Seventeen Hundred & Seventy DOLLARS,
due me by him, as is evidenced by his five promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ 390.00	Due One year	after date.
One Note for \$ 372.00	Due Two years	after date.
One Note for \$ 354.00	Due Three years	after date.
One Note for \$ 336.00	Due Four years	after date.
One Note for \$ 318.00	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.
One Note for \$	Due	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, A. P. Perrin do hereby convey and warrant unto the said J. E. Miller forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

E^{1/2} of NE^{1/4} of Section 24 Town 9 Range 3 East less the right of way conveyed to Merrill Timber Co., by deeds recorded in Book V V V on pages 171 & 241 in the Chancery Clerks office for said County.

I have by this deed given to said Miller the option of prepaying said notes at the maturity of either & should he avail of said option, the interest not earned, will be deducted on such prepayments.

Said land has never been 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 Miller 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 notice of the time and place of sale, by posting a written or printed notice thereof & by publication as is required by law in sales of land under deeds 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 Miller or his assigns. The said A. P. Perrin is entitled to the rents and shall pay the taxes on said property for the year 1926 only.

WITNESS my signature and seal, this 8th day of December, A. D. 1926.

Witnesses: Edwin M. Roy A. P. Perrin (Seal)
Geo. R. Fisk (Seal)

STATE OF MISSISSIPPI, Louisiana
Parish of St. Bernard's
Madison County, Parish

Personally appeared before me, William F. Roy, a Notary Public
in and for said County and State, A. P. Perrin 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 9th day of December A. D. 1926.
Witnesses: Edwin M. Roy WM. F. Roy, Notary Public.
Geo. R. Fisk (Seal)