

VVV

L. Miller
To } Deed
Mary Abdo Michel

Filed for Record at 1:56 o'clock P. M., the 17
day of Jan 1924.
Recorded the 21 day of Jan 1924
W. B. Jones Chancery Clerk
By D. C.

\$500.00 at 6% & exempt.
In Consideration of the sum of \$500.00, Five Hundred & No/100 DOLLARS,
cash in hand paid me by Mary Abdo Michel the receipt of which is
hereby acknowledged, and of the further sum of \$500.00 Five Hundred & No/100 DOLLARS,
due me by her as is evidenced by her promissory notes of even date herewith,
due and payable to my order, as follows, viz:

- One Note for \$ 500.00 Due \$25.00 per month after date, until the full amount of the Principal and interest thereon are paid.
- One Note for \$ _____ Due _____ after date.
- One Note for \$ _____ Due _____ after date.
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- 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, L. Miller, do hereby convey and warrant unto the said Mary Abdo Michel forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning at a stake, on the South margin of West Fulton St., 240 feet East of the Southeast Corner of the Intersection of said Street with Cameron Street and running thence East along the South margin of West Fulton Street, 55 feet to a stake; thence South 200 feet to a stake; thence West 55 feet to a stake; thence North 200 feet to West Fulton Street, to point of beginning, intending to convey a lot 55 feet by 200 feet off of West side of Lot No. 9 on South side of West Fulton Street, according to the map of the City of Canton, Mississippi, prepared by George & Dunlap.

I intend and do hereby convey the same lot that was conveyed to me, by Samuel Miller by deed dated, May 24th, 1923 which deed being duly recorded in Book No. 3 on page 75 in the Chancery Clerk's office for Madison County, Mississippi.

I declare that L. Miller is the same as Louis Miller, and that I am unmarried.
The said Mary Abdo Michel by the acceptance of this deed hereby agrees to keep the above property insured against loss by fire and tornado in a sum not less than \$500.00 in a company acceptable to L. Miller and with the loss clause payable to L. Miller as his interest may appear.

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 Michel 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 land 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 Michel or his assigns. The said Miller is entitled to the rents and shall pay the taxes on said property for the year 1923, but thereafter Michel shall pay taxes on said place.

WITNESS my signature and seal, this 4th day of January, A. D. 1924.
(\$.50 revenue stamp attached & cancelled) L. MILLER (Seal)

STATE OF MISSISSIPPI, ss. Personally appeared before me, Robert H. Powell, a Notary Public of Canton City of Canton in and for said County and State, L. or Louis Miller 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 4th day of January, A. D. 1924.
(SEAL) Robt. H. Powell, Notary Public.