

Dorothy O. Rogers
To Deed W.D. & V.L.
G. B. White

Filed for Record at 3:35 o'clock P.M., the 29
day of July 1929
Recorded the 30th day of July 1929
W. B. Jones Chancery Clerk
By A. O. Sutherland D. C.

In Consideration of the sum of Ten & No/100 DOLLARS, and other & further valuable considerations not necessary here to mention, cash in hand paid me by G. B. White the receipt of which is No/100 hereby acknowledged, and of the further sum of \$3625.00, Thirty-six Hundred & Twenty-five & DOLLARS, due me by him as is evidenced by his forty-eight promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 100.00 Due July 14, 1929 after date, & 47 notes for \$75.00 each due and payable on the 14th of each month, beginning August 14th, 1929 and ending June 14th, 1933.
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 fifteen per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, Dorothy O. Rogers, do hereby convey and warrant unto the said G. B. White, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi; to-wit:

North 1/2 of Lot 41, on the East side of South Liberty St., when described with reference to the map of said City prepared by George and Dunlap, a plat of which map being on file in the Chancery Clerk's office for said County.

The above property is not now and has never been my homestead property.

The said G. B. White by the acceptance of this deed agrees to keep the buildings upon said property insured against loss by fire and tornado in a sum not less than \$2500.00 of each in a company acceptable to the said Dorothy O. Rogers with the loss clause payable to the said Dorothy O. Rogers

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 White 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 White or his assigns. The said White is entitled to the rents and shall pay the taxes on said property for the year 1929.

WITNESS my signature and seal, this 14th day of February, A. D. 19 29

Dorothy O. Rogers (Seal)
(Seal)

STATE OF MISSISSIPPI,

ss.
Madison County, Personally appeared before me, the undersigned officer, in and for said City/
City of Canton in and for said County and State, the within named Dorothy O. Rogers, 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 29th day of July A. D. 19 29
(SEAL) R. H. Shackleford, Notary Public