

Attest 3/20/1924
W.B. Jones,
Chancery Clerk

Maud Lee Tucker McPherson
A. K. Foot
To } Deed
Mattie Tucker Taylor

Filed for Record at 2:30 o'clock 2PM, the 21
day of Nov 1924.
Recorded the 21 day of Nov 1924.
By W. B. Jones, Chancery Clerk.
By A. C. Sutherland D. C.

Principal \$247.27 at 6% per annum

In Consideration of the sum of One DOLLARS,
cash in hand paid us by Mattie Tucker Taylor the receipt of which is
hereby acknowledged, and of the further sum of Two Hundred & Seventy Six 93/100 DOLLARS,
due us by her as is evidenced by her three promissory notes of even date herewith,
due and payable to our order, as follows, viz:

One Note for \$ 97.25	Due One year	after date. Subj. - full Apr/1924)
One Note for \$ 92.31	Due Two years	after date. W. B. Jones Tucker
One Note for \$ 87.37	Due Three years	after date. Attest 10/24 W. B. Jones Chancery Clerk
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.
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 10 per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity we Maud Lee Tucker McPherson & ~~A. K. Foot~~ do hereby convey and warrant unto the said Mattie Tucker Taylor forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Our undivided one-fourth Interest in of & to SE¹ NW¹ & SW¹ NE¹ less 10 acres off of East side thereof, all in Sec. 34 T. 10 R. 2 East.

Said lands are not our Homestead. Said lands were allotted to us by decree of the Chancery Court of said Co., in cause No. 8472.

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 we our assigns can in our 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 we and my assigns hereby retain a vendor's lien upon said property and the said Mattie Tucker Taylor 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 us or my assigns, and we 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 5 weeks notice of the time and place of sale, by posting a written or printed notice thereof & by publication as is required by law for sale of lands 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, we 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 we our or my assigns shall pay it over to the said Mattie Tucker Taylor or his assigns. The said Mattie Tucker Taylor is entitled to the rents and shall pay the taxes on said property for the year 1924.

WITNESS our signatures and seals, this 18th day of Nov, A. D. 1924.

Maud Lee Tucker McPherson (Seal)
(\$.50 revenue stamp attached & cancelled) A. K. Foot (Seal)

STATE OF MISSISSIPPI,

City of Canton, ss.
Madison County,

Personally appeared before me, Robt. H. Powell a Notary Public in & for said City in and for said County and State, Maud Lee Tucker McPherson & A.K. Foot, who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 18 day of Nov A. D. 19 24
(SEAL) Robt. H. Powell, Notary Public.