

Leontine Hesdorffer

To Deed  
Early Hunt

Pollie Hunt

Filed for Record at 3:35 o'clock P.M., the 6th  
 day of Dec 1928  
 Recorded the 10 day of Dec 1928  
 W. B. Jones Chancery Clerk  
 By Cammie Parker D.C.

In Consideration of the sum of -- Fifty & No/100 -- DOLLARS,  
 cash in hand paid me by Early Hunt & Pollie Hunt, husband and wife the receipt of which is  
 hereby acknowledged; and of the further sum of \$402.50, Four Hundred & Two & 50/100 DOLLARS,  
 due me by them as is evidenced by their four promissory notes of even date herewith,  
 due and payable to my order, as follows, viz:

One Note for \$ 108.50	Due	One year	after date.
One Note for \$ 103.25	Due	Two years	after date.
One Note for \$ 98.00	Due	Three years	after date.
One Note for \$ 92.75	Due	Four 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.
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, Leontine Hesdorffer do hereby convey and warrant unto the said Early Hunt & Pollie Hunt, husband and wife, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Forty-four (44) feet off of the North End of Lot two according to the map of the City of Canton, Miss., prepared by George and Dunlap, said Lot two being on the West side of Lyons Street and being the forty-four feet conveyed by Ben Wood to Belle Allen by deed recorded in Book L.L.L. on page 370 in the Chancery Clerk's office for said County.

The said Hesdorffer by the execution of this deed agrees that the said Hunts may pay either of said notes at any interest or maturity period and in case they should do so all unearned interest shall be deducted on the notes so pre-paid.

The said Hunts by the acceptance of this deed agree to keep the house on said property insured against loss by fire and tornado in a sum not less than \$300.00 of each in a company acceptable to the said Hesdorffer and with the loss clause payable to the said Hesdorffer.

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 Hunts 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 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 Hunts or his assigns. The said Hesdorffer is entitled to the rents and shall pay the taxes on said property for the year 1928.

WITNESS my signature and seal this 3rd day of December A.D. 1928.

Leontine Hesdorffer (Seal)  
 (Seal)

STATE OF MISSISSIPPI, Louisiana

Parish of Ouachita ss.

Madison County,

Personally appeared before me, the undersigned Notary Public of Monroe

Parish in and for said County and State,

Leontine Hesdorffer

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 3rd day of

December A.D. 1928.

Sadie H. Abramson, Notary Public

(SEAL) in and for Ouachita Parish, Louisiana.