

The within vendor's lien satisfied in full and cancelled
this Oct. 11, 1938.

~~V. F. Stegall & Eschol A. Stegall assignee~~

TUCKER PRINTING HOUSE JACKSON MISS.

J. W. Rogers Lumber Co.

By J. W. Rogers, Pres.

To ~~J. W. D. & V.L.~~

V. F. Stegall

Eschol A. Stegall

Attest, A. C. Alsworth, Clerk

By Lucile Sykes, D.C.

Filed for Record at 10-19-38 o'clock P.M., the 29th

day of April 1938

Recorded the 5 day of Sept.

1933

Aurie Sutherland,

Chancery Clerk.

By Cammie Parker.

D.C.

Prin. \$2050.00 at 6%

In Consideration of the sum of One and no/100 DOLLARS,
cash in hand paid us by V. F. Stegall & Eschol A. Stegall the receipt of which is
hereby acknowledged, and of the further sum of \$2050.00 Two Thousand & Fifty & No/100 DOLLARS,
due us by them as is evidenced by their one promissory notes of even date herewith,
due and payable to our order, as follows, viz:

One Note for \$ 2050.00 Due and payable at the rate of ~~\$25.00~~ on the
1st. day of September 1933 & on the first day of each month thereafter until
sufficient payments of said sum have been made to re-pay the principal sum of
\$2050.00 together with six per cent interest per annum thereon from this 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 ~~sixty~~ 15 per cent.
attorney's fees, if placed in the hands of a lawyer for collection after maturity we do hereby convey and warrant
unto the said V. F. Stegall & Eschol A. Stegall, husband and wife forever, the following described
real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 2 in Block twenty-five Jones Addition to South Flora on East side of Carter
Street, according to map of Town of Flora prepared by H. R. Covington, being the same
lot conveyed to C. J. Campbell by J. R. Campbell et al by their deed recorded in Book 7
on page 409 of land records of Madison County, Miss.

By the acceptance of this deed the said Stegalls agree to pay, in addition to ~~tsaad~~
\$25.00 per month, the interest, taxes and insurance premiums annually and further agree
to keep the buildings upon said property insured against loss by fire and tornado in a
sum not less than \$2000.00 of each in a company acceptable to J. W. Rogers Lumber Co.,
with the loss clause payable to said J. W. Rogers Lumber Co. J. W. Rogers as President
of J. W. Rogers Lumber Co. has executed this deed in accordance with resolutions from the
Stock-holders and the Board of Directors of said Company, said resolutions being duly
recorded on the minutes of said J. W. Rogers Lumber Company, and authorize J. W. Rogers
as President of said Co., to execute this deed. It is hereby agreed that said Stegalls
may pay any amount in excess of \$25.00 on the first of any month. It is further agreed
that said Stegalls shall receive at the end of every twelve months, interest credits at
the rate of 6% per annum on all payments which they make during said twelve months, and
said interest credits shall be credited on the note secured hereby.

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 or my 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 our assigns hereby retain a vendor's lien upon said property and the
said Stegalls 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 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, 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 or my assigns shall pay it over to the said Stegalls or my assigns. The said Stegalls shall
pay one third of ~~the taxes for the year 1933~~ the taxes on said property for the year 1933 & said Co., shall pay 2/3 of
the taxes for the year 1933.

WITNESS our signature and seal, this 28th day of July, A.D. 1933

J. W. Rogers Lumber Co.,

(Seal)

(SEAL)

By J. W. Rogers, President.

(Seal)

State of Mississippi, Madison County.

Personally appeared before me the undersigned officer who is duly qualified and empowered to take and certify to acknowledgments of deeds in said County and State, the witness deposes and swears the within named J. W. Rogers to me personally known, who being by me first duly sworn, did say that J. W. Rogers is President of the J. W. Rogers Lumber Company of Canton, Mississippi, and that the seal affixed to the above instrument is the corporate seal of said corporation and that said instrument was signed and delivered on ~~the day and year thereon mentioned~~ and ~~and sealed~~ and ~~delivered~~ ~~the foregoing instrument of writing on the day and year thereon mentioned~~ and ~~and sealed~~ and ~~delivered~~ ~~said instrument of writing as the a/c t and deed of said corporation, and as his free act and deed as President of said corporation.~~
Given under my hand and official seal, this the 28 day of July A.D. 1933

(SEAL)

Robert H. Powell, Notary Public.