

Austin C. Moore  
 Virginia Moore  
 To } Deed War: Deed  
 Leland Thompson  
 Principal of notes \$890.00 at 6%

Filed for Record at 12:30 o'clock P. M., the 1st  
 day of Dec 1925  
 Recorded the 24th day of Dec 1925  
 W.B.Jones, Chancery Clerk.  
 By A.O.Sutherland D. C.

In Consideration of the sum of Four Hundred DOLLARS,  
 cash in hand paid me by Leland Thompson the receipt of which is  
 hereby acknowledged, and of the further sum of One Thousand & Fifty 20/100 DOLLARS,  
 due me by him as is evidenced by his 5 promissory notes of even date herewith,  
 due and payable to my order, as follows, viz:

One Note for \$ 231.40	Due one year	after date.
One Note for \$ 220.72	Due Two years	after date.
One Note for \$ 210.04	Due Three years	after date.
One Note for \$ 199.36	Due Four years	after date.
One Note for \$ 188.68	Due Five 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.

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, Austin C. Moore hereby convey and warrant unto the said Leland Thompson forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

E<sup>1</sup> NW<sup>1</sup> of Sec. 2 Town 7 Range One East.

Said land has never been my homestead.

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 Leland Thompson 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 for sales of land 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, 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 Leland Thompson or his assigns. The said Austin C. Moore is entitled to the rents and shall pay the taxes on said property for the year 1925.

WITNESS our signature S and seal S, this 1st day of December, A. D. 1925  
 Austin C. Moore (Seal)  
 ( \$1.50 revenue stamp attached & cancelled) Virginia Moore (Seal)

STATE OF MISSISSIPPI,

Madison County, ss. Personally appeared before me, A Notary Public in & for said City, City of Canton in and for said County and State, Austin C. Moore & Virginia Moore Husband & wife, 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 1st day of December A. D. 1925

J.S. Weatherby.

My commission expires Jan. 3rd, 1929 Notary Public.  
 (SEAL)

The above instrument was witnessed and acknowledged before me this day of December, 1925 by Austin C. Moore  
 the undersigned Notary Public.