

J. G. Cowan
 Katie C. Ford
 To Deed W.D. & V.L.
 Albert Hawkins, Sr., and Maggie Hawkins

Filed for Record at 4:15 o'clock P.M., the 31st
 day of Jan 1927
 Recorded the 4th day of Feb 1927.
 W. B. Jones Chancery Clerk.
 By H. D. Lane, D.C.

In Consideration of the sum of Seventy-Five (\$75.00) DOLLARS,
 cash in hand paid us by Albert Hawkins, Sr., and Maggie Hawkins, the receipt of which is
 hereby acknowledged, and of the further sum of One Hundred, (\$100.00) DOLLARS,
 due us by them as is evidenced by their seven promissory notes of even date herewith,
 due and payable to our order, as follows, viz:

One Note for \$ 15.00	Due February 17, 1927	after date.
One Note for \$ 15.00	Due March 17, 1927	after date.
One Note for \$ 15.00	Due April 17, 1927	after date.
One Note for \$ 15.00	Due May 17, 1927	after date.
One Note for \$ 15.00	Due June 17, 1927	after date.
One Note for \$ 15.00	Due July 17, 1927	after date.
One Note for \$ 10.00	Due August 17, 1927	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 Katie C. Ford per cent.

attorney's fees, if placed in the hands of a lawyer for collection after maturity we, J.G. Cowan & do hereby convey and warrant unto the said Albert Hawkins, Sr., and Maggie Hawkins, as joint tenants with the right of survivorship, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to wit:-

City of Canton, Madison County, State of Mississippi, towit:-

Beginning at the Northwest corner of the intersection of Cowan Street, with Otto and then run due West 120 ft., to a stake, and then run due North 60 ft. to a stake and then run due East 120 ft. to a stake, and then run due south 60 ft. to point of beginning.

We intend and do hereby convey the lot which we have pointed out and staked out to and for the said Hawkins and said lot will be on the north side of Otto St., and on the West side of Cowan St., when said streets have been extended.

Said streets are described with reference to the map of said City prepared by George and Durlap, a plat of which map being on file in the Chancery Clerk's office, for Madison County, Mississippi.

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 my assigns hereby retain a vendor's lien upon said property and the said Albert Hawkins, Sr., and Maggie Hawkins 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 in the 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 Albert Hawkins, Jr. and Maggie Hawkins, or Hawkins are entitled to the rents and shall pay the taxes on said property for the year 1927.

WITNESS our signature and seal, this 17th day of January, A.D. 1927.

J. G. Cowan (Seal)
 Katie C. Ford (Seal)

STATE OF MISSISSIPPI,

Madison County, City of Canton ss.
 Personally appeared before me, Robert H. Powell, a Notary Public in and for said County and State, the within named J. G. COWAN who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned; as his act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 31st day of January A.D. 1927.

(SEAL) Robt. H. Powell, Notary Public.

State of Tennessee, Shelby County, City of Memphis
 Personally appeared before me, Robert H. Powell, a Notary Public in and for the County and State, the within named J. G. COWAN who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned; as his act and deed and for the purpose therein expressed.

Katie C. Ford, Notary Public
 Day and year herein mentioned as per act of Jan 31st 1927
 Public Commissioner of Deeds and Notaries Public
 My commission expires July 22, 1928.