

VVV

C.C. Martin
To } Deed
Jim Denson

Filed for Record at 2.30 o'clock P. M., the 22 day of Nov 1927
Recorded the 28 day of Nov 1927
W.B. Jones Chancery Clerk
By A.O. Sutherland D. C.

In Consideration of the sum of (\$1000.00) One Thousand, and -- No/100 DOLLARS, cash in hand paid me by Jim Denson the receipt of which is hereby acknowledged, and of the further sum of Five Hundred, Forty-five & No/100 DOLLARS, due me by him as is evidenced by his two promissory notes of even date herewith, due and payable to my order, as follows, viz:

- One Note for \$ 280.00 Due one year after date.
- One Note for \$ 265.00 Due two years after date.
- One Note for \$ _____ Due _____ after date.
- One Note for \$ _____ Due _____ after date.
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- 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 Fifteen cent attorney's fees, if placed in the hands of a lawyer for collection after maturity I, C.C. Martin do hereby convey and warrant unto the said Jim Denson forever, the following described real estate, lying and being situated in City of Canton, Madison County, State of Mississippi, to-wit:

Lot 9 on East side of Trollo St., as laid down on the map of said City prepared by George and Dunlap now on file in the Chancery Clerk's office for said County.

The above property is ^{not} now and has never been my homestead.

The notes described herein have been paid to me in full & this receipt is in satisfaction - full - this July 3, 1926.

attest
a.c. alsworth, Clerk
By Mary Doherty, Sec, 7-3-36
C.C. Martin

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 Jim Denson, 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 and 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, 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 Jim Denson or his assigns. The said C.C. Martin is entitled to the rents and shall pay the taxes on said property for the year 1927.

WITNESS my signature and seal, this 22, day of November, A. D. 1927
C.C. Martin (Seal)
(Seal)

STATE OF MISSISSIPPI, }
City of Canton. } ss.
Madison County, }
City
in and for said County and State, the within named, C.C. Martin, 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 22nd, day of November, A. D. 1927
Robt. H. Powell
Notary Public
(SEAL)