

S. M. Riddick

Filed for Record at 12:20 o'clock P. M., the 15

day of Sept., 1930.

To } Deed W. D. & V. L. J. C. Davis, and Albert Johnson, Trustee

Recorded the 14 day of October 1930.

of South Liberty Missionary Baptist Church of Canton, Mississippi

Aurie Sutherland Chancery Clerk.

By D. C.

In Consideration of the sum of Two Hundred Dollars and other valuable consideration not necessary here to mention cash in hand paid to me by the Trustees of South Liberty Missionary Baptist Church of Canton, Miss. hereby acknowledged, and of the further sum of \$3068.00 Three Thousand & Sixty-eight & 10/100 DOLLARS, due me by them as is evidenced by their ten promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 338.00	Due one year	after date.
One Note for \$ 338.00	Due one year	after date.
One Note for \$ 322.40	Due two years	after date.
One Note for \$ 322.40	Due two years	after date.
One Note for \$ 306.80	Due three years	after date.
One Note for \$ 306.80	Due three years	after date.
One Note for \$ 291.20	Due four years	after date.
One Note for \$ 291.20	Due four years	after date.
One Note for \$ 275.60	Due five years	after date.
One Note for \$ 275.60	Due five years	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 I, S. M. Riddick do hereby convey and warrant unto the said Baptist Church of Canton, Mississippi & their successors forever the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lots 24 & 26 in Block 2 in Firebaugh's Second Addition to the City of Canton, Miss., a map of which addition is recorded in the Chancery Clerk's office for Madison County, Mississippi.

There is a large wooden building upon the above lots and the said Trustees by the acceptance of this deed covenant and promise to keep said building insured against loss by fire and tornado in a sum not less than \$2500.00 in a Company acceptable to S. M. Riddick with the loss clause payable to the said S. M. Riddick.

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 Church through its Trustees 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 Church or said Trustees assigns. The said Riddick is entitled to the rents and shall pay the taxes on said property for the year 19

WITNESS my signature and seal, this 12th day of September, A. D. 1930.

S. M. Riddick (Seal)

(Seal)

STATE OF MISSISSIPPI,

Madison County,

ss.

Personally appeared before me, the undersigned Notary Public

in and for said County and State, S. M. Riddick 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 13th day of September, A. D. 1930.

(SEAL)

Robert H. Powell, Notary Public