

M.G. Edwards  
 To ~~ExDeerx~~ B.S. & V.E.  
 W.K. Michel

Filed for Record at 3 o'clock P.M., the 15  
 day of Nov 1926  
 Recorded the 22 day of Nov 1926  
 W.B. Jones Chancery Clerk  
 By H.D. Lane D.C.

In Consideration of the sum of \$55.50, Fifty-five & 50/100 DOLLARS,  
 cash in hand paid me by W.K. Michel the receipt of which is  
 hereby acknowledged, and of the further sum of \$294.50 DOLLARS,  
 due me by him as is evidenced by his six promissory notes of even date herewith,  
 due and payable to my order, as follows, viz:

One Note for \$ 50.00	Due Dec. 1st., 1926	after date.
One Note for \$ 50.00	Due January 1st., 1927	after date.
One Note for \$ 50.00	Due February 1st., 1927	after date.
One Note for \$ 50.00	Due March 1st., 1927	after date.
One Note for \$ 50.00	Due April 1st., 1927	after date.
One Note for \$ 44.50	Due May 1st., 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~~ <sup>date</sup> at the rate of six per cent. per annum, and ten per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity I, M.G. Edwards do hereby convey and warrant unto the said W.K. Michel <sup>his</sup> personal <sup>real estate</sup>, lying and being situated in City of Canton, Madison County, State of Mississippi, to-wit:

The shoe repairing machine and all other machinery and tools and parts that go with said machinery and also all repair parts and Hdse., that I now have in my shoe shop. I intend and do hereby sell and deliver to the said Michel all machinery and Hdse., that I have pointed out to him and which he has taken possession of and which is now in the store-house rented by me from the Masonic Lodge of Canton, Miss., which store-house is located on North side of West Peace St., in said City.

re 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 Michel 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 one days' 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 Michel or his assigns. The said Michel is entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS my signature and seal, this 15 day of November A.D. 1926.  
 M.G. Edwards (Seal)  
 (Seal)

STATE OF MISSISSIPPI,

Madison County, ss. Personally appeared before me Robert H. Powell, Notary Public of Canton, in and for said County and State M.G. Edwards 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 15 day of November A.D. 1926.  
 Robt H. Powell  
 Notary Public.  
 (SEAL)