

notice for three (3) weeks, as is required by law for sales under deeds of trust; and may convey the property so sold to the purchaser thereof by proper instrument of conveyance; and, from the proceeds of said sale, he shall, first, pay the costs and expenses incident to said sale, and, second, pay the indebtedness secured hereby, and, should any balance remain, he shall pay the same to the Grantee herein.
Witness my signature this, the 20th day of January, 1927.

Mrs Flora Frisbie

State of Mississippi)

Hinds County

Before me, the undersigned authority, duly commissioned and qualified to take and certify acknowledged, in and for said County and state, personally appeared the within named FLORA A. FRISBIE, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein written, and as and for her act and deed.

Given under my hand and official seal this the 22 day of January, 1927.

(SEAL)

P. H. Eager, Jr., Notary Public.

James Denson
Susie Denson
To/W.D.
Inez Cooper

Filed for record the 28th day of Jan.,
1927 at 2 o'clock P.M.
Recorded the 4th day of Feby., 1927.

W. B. Jones, Chancery Clerk

Prin. of Deferred Payments 900.00 Int. 7 per cent. H. D. Lane, D.C.
Exempt.

In consideration of the sum of One Hundred 00/100 Dollars cash in hand paid us by INEZ COOPER, the receipt of which is hereby acknowledged and of the further sum of One Thousand and Twenty 00/100 Dollars due us by said Inez Cooper as is evidenced by her 5 promissory notes of even date herewith, due and payable to Susie Denson, or order, as follows, viz:-

- One principal note for \$100.00 due Feb. 26th 1927 after date
- One principal note for 248.00 due Jan. 26th 1928 after date
- One Principal note for 236.00 due Jan. 26th 1929 after date
- One Principal note for 224.00 due Jan 26th, 1930 after date
- One principal note for 212.00 due Jan 26th 1931 after date

each of said notes bearing interest after its respective maturity at the rate of 6 per cent per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity, Susie Denson and James Denson do hereby convey and warrant unto the said Inez Cooper, forever, the following described real estate lying and being situated in City of Canton, Madison County, State of Mississippi, to wit:-

Beginning at an iron stake 192 feet west of the Northwest corner of the intersection of Tutear Street with Hickory Alley on the North margin of said Tutear St. & running thence North 121 feet to an iron stake, thence West 50 feet to an iron stake, thence 121 feet South to an iron stake on the North margin of said Tutear Street, thence East along the North margin of said Tutear Street 50 feet to the point of beginning. Insurance shall be carried by said Inez Cooper for the sum of \$600.00.

Should default be made in the payment of either of said promissory notes when due, then we or our assigns can in our or assign's 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 or our assigns hereby retain a vendor's lien upon said property and the said Inez Cooper 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 our 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 three notices thereof thereof at the south door of the court house in Canton, Mississippi, and by publishing said notice for three consecutive weeks preceeding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchaser thereof by proper instruments of conveyance; and from the proceeds of said sale, we or our assigns shall first pay the cost and expenses of executing said sale, and secondly pay the indebtedness secured and intended to be secured by this deed to the owner thereof, and should an balance remain I or my assigns shall pay it over to the said Inez Cooper or her assigns. The grantors or their assigns may purchase at the foreclosure sale in case of default. The said Inez Cooper is entitled to the rents and shall pay the taxes for the year 1927.

Witness my signature, this the 28 day of Jan., 1927.

James Denson
Susie Denson

State of Mississippi)

County of Madison

Personally appeared before me, W.B. Jones, Chancery Clerk in and for said County and State, James Denson & Susie Denson, who acknowledged that they signed and sealed and delivered the foregoing instrument of writing on the day and year mentioned therein as their act and deed and for the purposes therein expressed.

Witness my hand and official seal, this the 28 day of Jan., 1927.

(SEAL)

W. B. Jones, Clerk
BY, H. D. Lane, D.C.