

Mirita A. Walsingham, Carroll Adams,  
 Bassie A. Quick, Charles R. Adams, Jr.,  
etc., etc.  
 Miriam Adams, Lila Adams and C. R. Adams  
 To V.D. & V.L. Dr. John E. Howell

Filed for Record at 10:50 o'clock A. M., the 13  
 day of July 1928  
 Recorded the 16 day of July 1928  
 W. B. Jones, Chancery Clerk  
 By D. C.

In Consideration of the sum of \$250.00, Two Hundred & Fifty and No/100 DOLLARS, cash in hand paid us by Dr. John E. Howell the receipt of which is hereby acknowledged, and of the further sum of \$654.00, Six Hundred & fifty-four & No/100 DOLLARS, due us by him as is evidenced by his two promissory notes of even date herewith, due and payable to our order, as follows, viz:

One Note for \$ 336.00	Due one year	after date.
One Note for \$ 318.00	Due two years	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.
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 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity we do hereby convey and warrant unto the said Dr. John E. Howell City of Canton forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 15 in Fulton's Addition at the city of Canton, Mississippi, on the North side of West Peace Street, West of the T.C.R.R., according to the map of said city Prepared by George & Duncan. A map of said Fulton's Addition is recorded in Book R.R. on page 623 in the Chancery Clerk's Office for said County.

The above property is not now and has never been any part of our homestead, property. All of are over the age of 21 years, except Miriam Adams and Lila Adams and they were empowered to execute this deed the same as if they were 21 years of age by decree of the Chancery Court of Tanderdale County, Miss., the case of Miriam Adams et al vs C. R. Adams; a certified copy of said decree being duly of record in the Chancery Clerk's office for Madison Co., Miss.

We are the sole devisees of Lila Smith Adams, Deed. We or our 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 or my assigns can in 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 and my assigns hereby retain a vendor's lien upon said property and the said 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 or my assigns, and 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 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, 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 or my assigns shall pay it over to the said or his assigns. The said is entitled to the rents and shall pay the taxes on said property for the year 19.

WITNESS signature and seal this day of , A. D. 19. \_\_\_\_\_  
 (Seal)  
 (Seal)

STATE OF MISSISSIPPI, ss.  
 Madison County, Personally appeared before me, in and for said County and State, who acknowledged that signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the day of , A. D. 19.