

Mrs Susie C. Smith, Administratrix
To W.D. & V.L.
Edith McCuin

Filed for record the 3rd day of April, 1926 at 1:50 o'clock P.M.
Recorded the 27th day of Apr., 1926.

Principal of Deferred Payments \$120.00 Int.
6% Exempt.

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

For and in consideration of the sum of Fifty (\$50.00) Dollars, cash in hand paid me, the receipt whereof is hereby acknowledged, and of the further sum of One Hundred and Twenty (\$120.00) Dollars due me by Edith McCuin, as is evidenced by her 12 promissory notes dated February 23rd, 1925, due and payable to me or order as follows, viz:

One note for \$10.00 due March 1st, 1925;
One note for \$10.00 " April 1st., 1925;
One note for \$10.00 " May 1st., 1925;
* " " \$10.00 " June 1st., 1925;
* " " \$10.00 " July 1st., 1925;
* " " \$10.00 " August 1st., 1925;
* " " \$10.00 " September 1st., 1925;
* " " \$10.00 " October 1st, 1925
* " " \$10.00 " November 1st., 1925;
* " " \$10.00 " December 1st, 1925
* " " \$10.00 " January 1st, 1926
* " " \$10.00 " February 1st., 1926.

Each of said notes bearing interest at the rate of six per cent per annum after its respective maturity and 10% Attorney's fees if placed in the hands of attorney for collection after maturity, I, Mrs. Susie C. Smith, Administratrix of the estate of Dr. C. F. Smith, deceased, do hereby convey and warrant unto the said Edith McCuin forever, the following described real estate lying and being situate in the City of Canton, County of Madison, State of Mississippi, towit:-

Beginning on the West margin of Orrick Street where the same intersects Hill Street and run thence West 45 feet, thence North 100 feet, thence East 45 feet, thence South along the West margin of said Orrick Street 100 feet to the point of beginning, being a lot 45 feet by 100 feet according to the map of the City of Canton as prepared by George & Dunlap.

Should default be made in the payment of either of the said above mentioned promissory notes when due, then I or my assigns, can, in my or my assign's option, declare them all due and payable whether so by their terms or not, and sale can then 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 Edith McCuin, 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 the said promissory notes, by a sale of said property before the South Door of the Court House in the City of Canton, Miss., at public auction to the highest bidder for cash, after having given notice of said sale, as provided by law for the sale of lands under deeds in trust, 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 secondly 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 Edith McCuin or her assigns.

Witness my signature this the 24 day of Mch., A.D. 1925.

Mrs Susie C. Smith, Administratrix
of the Estate of Dr. C.F. Smith,
deceased.

State of Mississippi
County of Madison : ss
City of Canton)

Personally appeared before me, the undersigned authority in and for the aforesaid city, county, and state, duly commissioned to take and certify acknowledgments, Mrs Susie C. Smith, Administratrix of the Estate of Dr. C. F. Smith, deceased, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and seal of office on this the 19th day of Feb., A.D. 1925.

(SEAL)

J. S. Weatherby,
My commission expires Jan. 31, 1929

C. W. Shannon
To/Deed
Celeste Elkin
Joe Elkin
Thomas Lee Elkin

Filed for record the 19th day of April, 1926 at 10:30 o'clock A.M.
Recorded the 27th day of Apr., 1926.

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

In consideration of Forty-Three Hundred Fifty and No/100 Dollars by Celeste Elkin, Joe Elkin, and Thomas Lee Elkin, receipt of which is hereby acknowledged, I, C. W. Shannon hereby convey and warrant forever unto the said Celeste Elkin, Joe Elkin, and Thomas Lee Elkin, the following described tract or parcel of land, lying and being situated in the County of Madison, and State of Mississippi, towit:-

S₂ NW₁ less 20 acres off East end & N₂ SW₁ & NW₂ SE₁ & 23₁² acres off North end of NW₁ SW₁ Sec. 3, & All N₁ SE₁ East of the present Public road, containing 48 acres more or less in Sec. 4, all in T. 8, R. 1 W.

Above land is no part of my homestead.