

VVV

TUCKER, LEWIS & HOUSE, JACKSON, MISS.

Fannie G. Powell
 To Deed
 Bettie Luckett, Minnie Luckett
 Maud Luckett

Filed for Record at 3 o'clock P.M., the 2nd
 day of March 1928.
 Recorded the 15th day of March 1928.
 W.B. Jones Chancery Clerk.
 By D.C.

In Consideration of the sum of Fifty & No/100 DOLLARS,
 cash in hand paid me by Bettie Luckett, Minnie Luckett & Maud Luckett the receipt of which is
 hereby acknowledged, and of the further sum of One Hundred & No/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 \$ 10.00	Due one month	after date.
One Note for \$ 10.00	Due two months	after date.
One Note for \$ 10.00	Due three months	after date.
One Note for \$ 10.00	Due four months	after date.
One Note for \$ 10.00	Due five months	after date.
One Note for \$ 10.00	Due six months	after date.
One Note for \$ 10.00	Due seven months	after date.
One Note for \$ 10.00	Due eight months	after date.
One Note for \$ 10.00	Due nine months	after date.
One Note for \$ 10.00	Due ten months	after date.
One Note for \$ _____	Due _____ date	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. Fannie G. Powell do hereby convey and warrant unto the said Bettie Luckett, Minnie Luckett, & Maud Luckett forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot six on the South side of South street according to Garrison's Subdivision to the City of Canton, Miss., a plat of which subdivision being on file in the Chancery Clerk's office for Madison County, Miss.. Said lot is fifty feet wide facing said South Street and runs South between parallel lines 190 feet and being the lot that was pointed out and staked out by the Grantor and Grantees herein.

The above property is not my homestead property, as I live in Vicksburg, Miss.

We 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 Lucketts 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 & by publication as is required by law as in case of sales of lands under D.T. 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 Lucketts or his assigns. The said Lucketts is entitled to the rents and shall pay the taxes on said property for the year 1928.

WITNESS my signature and seal, this 25th day of February, A.D. 1928.

Fannie G. Powell (Seal)
 (Seal)

STATE OF MISSISSIPPI,

Madison County, ss.
 City of Canton Personally appeared before me, Robert H. Powell, a Notary Public of Canton
 in and for said County and State, Fannie G. Powell who acknowledged
 that she signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as her act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 25 day of February A.D. 1928

(SEAL) Robt. H. Powell, Notary Public