

Robert B. Gibson  
To } Deed & V. L.  
Sonnie Winston  
Mattie Winston

Filed for Record at 3 o'clock P. M., the 5th  
day of December 1933  
Recorded the 25th day of January 1935  
Aurie Sutherland Chancery Clerk.  
By \_\_\_\_\_ D. C.

In Consideration of the sum of Fifty & No/100 ----- DOLLARS,  
cash in hand paid me by Sonnie & Mattie Winston, husband and wife the receipt of which is  
hereby acknowledged, and of the further sum of \$700.00 Seven 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 \$ <u>10.00</u>	Due <u>April 5, 1934</u>	after date.
One Note for \$ <u>10.00</u>	Due <u>May 5, 1934</u>	after date.
One Note for \$ <u>10.00</u>	Due <u>June 5, 1934</u>	after date.
One Note for \$ <u>10.00</u>	Due <u>July 5, 1934</u>	after date.
One Note for \$ <u>10.00</u>	Due <u>August 5th., 1934</u>	after date.
One Note for \$ <u>130.00</u>	Due <u>January 5th., 1935</u>	after date.
One Note for \$ <u>130.00</u>	Due <u>January 5th., 1936</u>	after date.
One Note for \$ <u>130.00</u>	Due <u>January 5th., 1937</u>	after date.
One Note for \$ <u>130.00</u>	Due <u>January 5th., 1938</u>	after date.
One Note for \$ <u>130.00</u>	Due <u>January 5th., 1939</u>	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 I, Robert B. Gibson hereby convey and warrant  
unto the said Sonnie Winston & Mattie Winston, as joint tenants with rights of survivorship forever, the following described  
real estate, lying and being situated in City of Canton, State of Mississippi, to-wit:

Lot five (5) on the East side of First Avenue, Firebaugh's First Addition to the City  
of Canton, Miss., a plat of which addition being on file in the Chancery Clerk's office  
for said County.

The Grantor and Grantees have stakes out said lot.  
The above property has never been my homestead property.  
I hereby agree to pay off all liens on the above described property out of the proceeds  
from this sale.

The Grantees by the acceptance of this deed agree to keep the buildings upon said pro-  
perty insured against loss by fire and tornado in a sum not less than \$300.00 of each  
in a company acceptable to me, with the loss clause payable to me.

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 here-  
inafter provided.

To secure the payment of said notes I and my assigns hereby retain a vendor's lien upon said property and the  
said Sonnie & Mattie Winston 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 con-  
veyance; 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 Winstons or his assigns. The said Gibson  
is entitled to the rents and shall pay the taxes on said property for the year 1933.

WITNESS my signature and seal, this 5th. day of December, A. D. 1933.

\$1.00 in Revenue stamps  
attached and cancelled.

R. B. Gibson (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF MISSISSIPPI, }  
Madison County, } ss. Personally appeared before me, Robert H. Powell, A Notary Public  
in and for said County and State, Robert B. Gibson 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 5th. day of December A. D. 1933

Robert H. Powell  
Notary Public  
(SEAL)