

Robert McMurtry
Rona McMurtry, wife
To } Deed
R. B. Crawford
Lou Crawford

Filed for Record at 4 o'clock P M, the 17
day of Oct 1928.
Recorded the 30th day of Oct 1928
W.B.Jones Chancery Clerk
By Cammie Parker D. C.

In Consideration of the sum of \$200.00. Two Hundred & No/100 - - - - - DOLLARS,
cash in hand paid US by R. B. & Lou Crawford the receipt of which is
hereby acknowledged, and of the further sum of \$53.00- Fifty three & No/100- - - - - DOLLARS,
due US by them as is evidenced by their one promissory notes of even date herewith,
due and payable to OUR order, as follows, viz:

- One Note for \$ 53.00 Due One year after date.
- One Note for \$ Due after date.
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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, Robert & Rona, do hereby convey and warrant unto the said R. B. Crawford and Lou Crawford, husband and wife forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

SEC. 4, T. 10, R. 5 E.

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 we or our assigns can in our 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 we and our assigns hereby retain a vendor's lien upon said property and the said Crawfords 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 our 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 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 cases 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, we or our 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 we or our assigns shall pay it over to the said Crawfords or his assigns. The said McMurtrys is entitled to the rents and shall pay the taxes on said property for the year 1928.

WITNESS our signatureS and sealS, this 17th day of October A. D. 1928.
Robert McMurtry (Seal)
Rona McMurtry (Seal)

STATE OF MISSISSIPPI, } ss.
Madison County, }
City of Canton } Personally appeared before me, Robert H. Powell, a Notary Public of Canton,
in and for said County and State, Robert McMurtry and Rona McMurtry, husband and wife who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their and deed and for the purpose therein expressed.
WITNESS my hand and official seal, this the 17 day of October A. D. 1928.
(SEAL) Robt. H. Powell, Notary Public