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O. R. STEWART
NANNIE STEWART
To } Deed
THOMAS MIGGINS

Filed for Record at 2 o'clock P M, the 2nd
day of Oct 1926
Recorded the 11 day of Oct 1926
W.B.Jones, Chancery Clerk.
By H.D. Lane, D. C.

In Consideration of the sum of Three Hundred... DOLLARS,
cash in hand paid me by Thomas Miggins the receipt of which is
hereby acknowledged, and of the further sum of Four Hundred & Sixty.... DOLLARS,
due me by him as is evidenced by his 4 promissory notes of even date herewith,
due and payable to my order, as follows, viz:

- One Note for \$ 124.00 Due one year after date.
- One Note for \$ 118.00 Due Two years after date.
- One Note for \$ 112.00 Due Three years after date.
- One Note for \$ 106.00 Due Four 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.

Each of said notes bearing interest after its respective maturity at the rate of six per cent. per annum, and 10 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity I, O.R.Stewart, joined by my wife Nannie Stewart unto the said Thomas Miggins forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

NW 1/4 NE 1/4 of Section 12 Town 9 Range 4 East

We or our, or I, or my assigns may become the Purchaser of Purchasers at any sale made under this deed.

All notes with deed in Oct 13 1926
by Thos. Miggins & wife Nannie
Satisfied full O.R. Stewart

Should default be made in the payment of either of said promissory notes when due, then I, O.R.Stewart 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 Thomas Miggins 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 for sale of land under deed in trust 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 Thomas Miggins his assigns. The said O.R.Stewart is entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS our signature and seal S., this 2nd day of October A. D. 19 26.
O.R.Stewart (Seal)
Nannie Stewart (Seal)

STATE OF MISSISSIPPI, Madison County } ss. Personally appeared before me J.S.Weatherby, a Notary Public
City of Canton
City in said Madison County
in and for said County and State, O.R. Stewart & Nannie Stewart Husband & wife, who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed and for the purpose therein expressed.
WITNESS my hand and official seal, this the 2nd day of October A. D. 19 26
(SEAL) J.S.Weatherby, Notary Public
My commission expires Jan 3th, 1929