

Lillie Meeks  
To { Deed  
W. G. Nichols, Jr.  
} Filed for Record at 3 o'clock P M., the 3  
day of November 19<sup>th</sup> 39.  
Recorded the 18th day of November 19<sup>th</sup> 39.  
A. C. Alsworth Chancery Clerk  
By Mary Doherty D. C.

In Consideration of the sum of TWENTY FIVE AND NO/100 DOLLARS,  
cash in hand paid me by W. C. Nichols, Jr. the receipt of which is  
hereby acknowledged, and of the further sum of FIFTY FIVE AND NO/100 DOLLARS,  
due me by him as is evidenced by his five promissory notes of even date herewith,  
due and payable to my order, as follows, viz:

(6)

Each of said notes bearing interest after its respective maturity at the rate of six per cent per annum, and / per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity, I, Billie Meeks, do hereby convey and warrant unto the said W. C. Nichols, Jr., City of Canton forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning at the intersection of Frost Street and Lutz Avenue on the west side of Frost Street and north side of Lutz Avenue, thence run north along the west margin of Frost Street fifty feet to a stake, thence run west 134 feet to a stake, thence run south fifty feet to a stake in the north margin of Lutz Avenue, thence run east along the north margin of Lutz Avenue 134 feet to the point of beginning.

Said lot is a part of Lot 26 in Couch & Yeargain's Addition to the City of Canton, Miss., as shown by map or plat of said Addition now on file in the Chancery Clerk's Office for said County.

The notes described herein have been exhibited  
to me this date marked "Paid" 6/3/1940.  
Attawand; ally

A. C. Alsworth Chancery Clerk  
by Mary Doherty, Jr.  
4/3/1940.

If this lien is foreclosed as hereinafter provided then, we or our, or I or my assigns may become the purchaser or purchasers of said property, 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 W. C. Nichols, Jr., 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 land under P.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 W. C. Nichols, Jr. or his assigns. This is the day of

WITNESS my signature and seal this 24th day of October A.D. 19\*\*

(Seal)

Tillie Weeks

(Seal)

STATE OF MISSISSIPPI,  
Yalobusha  
~~Marion~~ County.

Personally appeared before me..... a Notary Public

in and for said County and State, Lillie Weeks, Widow, 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 27th day of October A. D. 1939.

Sallie Markette

Notary Public.

(seal) My Commission Expires March 10th, 1940