

M. M. Sanderford, Sr
M. C. Sanderford, Jr
To/W.D.
Alex Gilbert

Filed for record the 17th day of
Oct., 1921 at 11:30 o'clock A.M.

Recorded the 17th day of Oct., 1921.

For and in consideration of the sum of \$400.00 cash in hand paid us, the receipt whereof is hereby acknowledged, we, M.M. Sanderford Sr. and Marshall C. Sanderford Jr., hereby convey and warrant to Alex Gilbert the following described land lying and being situate in the County of Madison, State of Mississippi to wit:-

Northeast Quarter (NE $\frac{1}{4}$) Northwest Quarter (NW $\frac{1}{4}$) Section
Twenty-six (26) Township Nine (9) Range Four (4) East,
being the same land left to Percy G. Sanderford and
ourselves as heirs of Laura C. Sanderford, deceased.

Witness our signatures on this the 17th day of October, 1921.

(50¢ revenue stamp attached & cancelled)

M. M. Sanderford
Marshall C. Sanderford, Jr.

State of Mississippi)
County of Madison)

Personally appeared before me, D.C. McCool, Chancery Clerk in and for the aforesaid County and state, M.M. Sanderford Sr., and Marshall C. Sanderford Jr., who acknowledged that they signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Given under my hand and seal of office on this the 17th day of October, 1921.

(\$1.40 fee paid)

(SEAL)

D. C. McCool, Chancery Clerk.

S. G. Pitchford,
To/W.D. & V.L.
Alex Gilbert

Filed for record the 17th day of
Oct., 1921 at 1 o'clock P.M.
Recorded the 17th day of Oct., 1921.

PRIN. OF DEFERRED PAYMENTS \$575.00.

For and in consideration of the sum of One Dollar cash in hand paid me by Alex Gilbert, the receipt of which is hereby acknowledged, and of the further sum of Five Hundred and Seventy Five (\$575.00) Dollars, due me by said Alex Gilbert, as is evidenced by his promissory notes of even date herewith due and payable to me or order, as follows, viz,

One note for \$ 300.00 due Nov. 1st, 1922,
One note for \$ 275.00 due Nov. 1st, 1923,

each of said notes bearing interest after its respective maturity at the rate of eight per cent per annum, and 10% attorney's fees if placed in the hands of an attorney for collection after maturity, I, S. G. Pitchford, do hereby convey and warrant unto the said Alex Gilbert forever, the following described real estate lying and being situate in the County of Madison state of Mississippi, to wit;

West Half (W $\frac{1}{2}$) Southwest (SW $\frac{1}{2}$) Section Twenty-six
Township Nine (9) Range Four (4) East.

Should default be made in the payment of either of the said promissory notes when due, then I or my assigns can, in my or my assigns' option, declare them all due and payable whether so by their terms or not, and sale can then 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 Alex Gilbert, 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 my or my assigns, and I or my assigns may enforce said lien without recourse to the Courts if there shall be default in the payments of any of said promissory notes, by a sale of said property before the South door of the Court House in said county at public auction to the highest bidder for cash, after having given notice of said sale as required by law for the sale of lands under deeds in trust, and may convey the property so sold to the purchasers thereof by proper deeds 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 secondly 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 Alex Gilbert or his assigns.

Witness my signature on this the 17th day of October, 1921.

S. G. Pitchford.

(\$1.00/revenue stamp attached & cancelled)

all notes paid & cancelled & vendory lien - full release 4/10/22