

W. L. Coleman

To ~~Deed~~ W.D. & V.L.
Annie Helm Sanders

Filed for Record at 9:45 o'clock, A. M., the 28
 day of April 1925
 Recorded the 2nd day of MAY 1925
 By W.B. Jones, Chancery Clerk.
 By A.O. Sutherland D. C.

Prin. \$100.00 at 6%
 In Consideration of the sum of Fifty & No/100 DOLLARS,
 cash in hand paid me by Annie Helm Sanders the receipt of which is
 hereby acknowledged, and of the further sum of One Hundred & Four & 50/100 DOLLARS,
 due me by her as is evidenced by her promissory notes of even date herewith,
 due and payable to my order, as follows, viz:

One Note for \$ 51.75	Due November 21, 1925	after date.
One Note for \$ 52.75	Due March 21, 1926	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.
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 ten per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity I, W.L. Coleman do hereby convey and warrant unto the said Annie Helm Sanders forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 24 First Avenue and Lot 23 Second 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 above property is not now and has never been my homestead.

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 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 Sanders 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 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 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 Sanders or his assigns. The said Sanders is entitled to the rents and shall pay the taxes on said property for the year 1925.

WITNESS my signature and seal, this 24th day of April, A. D. 1925.

W. L. Coleman (Seal)

\$.50 revenue stamp attached & cancelled)

STATE OF MISSISSIPPI New York
County of Kings ss.

Personally appeared before me, Adolph Hoffman, Notary Public of Brooklyn, City of Brooklyn in and for said County and State, W.L. Coleman 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 24 day of April A. D. 1925.

Adolph Hoffman, Notary Public,

Notary Public, Kings County,

Com. expires March 1926, Reg. No. 6024

(SEAL)