

\$1942.00 at 6% and exempt from taxation

Clovis C. Lutz
To ~~John Hill~~ B. S. & V. L.
John Hill

Filed for Record at 2 o'clock P. M., the 9th day of November 1923
Recorded the 10th day of Nov 1923
D.C. McCool Chancery Clerk.
By D. C.

In Consideration of the sum of (\$1.00) One, & No/100 DOLLARS, cash in hand paid me by John Hill the receipt of which is hereby acknowledged, and of the further sum of (\$1942.00) Nineteen hundred, forty two & No/100 DOLLARS, due me by him as is evidenced by his promissory notes of even date herewith, due and payable to my order, as follows, viz:

- One Note for \$ 750.00 due November Due 19th 1923, after date.
- One Note for \$1192.00 Due March 1st., 1924 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 (10) per cent, attorney's fees, if placed in the hands of a lawyer for collection after maturity I, Clovis C. Lutz, do hereby bargain, sell & deliver unto the said John Hill forever, the following described ~~personal~~ real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

1 grey horse mule named Jack, 1 grey mare mule named Shot, 1 bay mare mule named Kate, 1 dark brown mare mule named Emma, 1 black horse mule named Bill, 1 black horse mule named Jim, 1 brown mare mule named Sue, 1 mouse gray mare mule named Wilson, 1 dark brown mare mule named Major, One four horse disc, One two horse disc, five walking cultivators, (two horse) five double horse plows, four cotton planters, two Weber Wagons, and a number of other implements which have been agreed upon and delivered to the said John Hill.
ALSO
171 bushels of Weber 82 Cotton seed.

We, or our, or I, or my assigns may become the Purchaser or Purchaser at any sale/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 Hill 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 three days' notice of the time and place of sale, by posting a written or printed notice thereof 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 Hill or his assigns. The said Lutz shall pay the taxes on said property for the year 1925.

WITNESS my signature and seal, this 9th day of November, A. D. 1923
Clovis C. Lutz (Seal)

STATE OF MISSISSIPPI, } ss.
City of Canton
Madison County,
Personally appeared before me, Robert H. Powell, Notary Public of Canton
in and for said County and State, Clovis C. Lutz 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 9th day of November, A. D. 1923
(SEAL) Robert H. Powell, Notary Public