

Peter Alfred
To Deed
Annette Jackson
\$250.00 at 6%

Filed for Record at 11:50 o'clock A.M., the 9
day of Jany 1924.
Recorded the 21 day of Jan 1924.
W. B. Jones Chancery Clerk.
By D. C.

In Consideration of the sum of \$100.00, One Hundred & No/100 DOLLARS,
cash in hand paid me by Annette Jackson the receipt of which is
hereby acknowledged, and of the further sum of \$250.00 Two Hundred & Fifty & No/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 \$ 115.00	Due one year	after date.
One Note for \$ 109.00	Due two years	after date.
One Note for \$ 53.00	Due three 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 ten per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity, I, Peter Alfred do hereby convey and warrant unto the said Annette Jackson forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

A Lot 70 feet by 100 feet out of the N.E. Corner of Block C., said lot facing on South Union St., 70 feet and running back between parallel lines 100 feet, and being bounded on the North by the property of Jim Garrison and on the South by the property of Virgil Alfred.

The said Jackson by the acceptance of this deed agrees to keep said house on said property insured by loss against fire and tornado in my favor for \$100.00 of each.

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 Jackson 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 D.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 Jackson or his assigns. The said Alfred is entitled to the rents and shall pay the taxes on said property for the year 1923, but the said Jackson shall pay the taxes thereafter.

WITNESS my signature and seal, this 8th day of January A.D. 1924.

Peter Alfred

(Seal)

(Seal)

50¢ revenue stamp attached & cancelled

STATE OF MISSISSIPPI,

Madison County,
City of Canton
in and for said County and State,

Personally appeared before me, Robert H. Powell, a Notary Public of Canton, Miss.,

Peter Alfred

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 January A.D. 1924.

(Seal) Robt. H. Powell, Notary Public.