

The notes described herein have been
paid in full & the last record herein
is now satisfied in full. F. B. Hill Aug. 4, 1930.

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Attest: Olegate Anne Sutton and Clark
Aug 11-1930.

F. B. Hill
W. D. & V. T.
To / Deed
Centelia Sutton

Filed for Record at 10:40 o'clock A.M., the 30
day of Dec 1926
Recorded the 20 day of Jan 1926
W. B. Jones, Chancery Clerk
By A. O. Sutherland D.C.

In Consideration of the sum of Two Hundred, forty-five & No/100 DOLLARS,
cash in hand paid me by Centelia Sutton the receipt of which is
hereby acknowledged, and of the further sum of Six Hundred, seventy-six & 50/100 DOLLARS,
due me by her as is evidenced by her five promissory notes of even date herewith,
due and payable to me order, as follows, viz:

One Note for \$ 133.90	Due Nov 1/26	after date.
One Note for \$ 127.90	Due Nov 1/27	after date.
One Note for \$ 121.90	Due Nov 1/28	after date.
One Note for \$ 115.90	Due Nov 1/29	after date.
One Note for \$ 176.90	Due Nov 1/1930	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, F. B. Hill do hereby convey and warrant unto the said Centelia Sutton forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lots 44 and 46, West side of First Ave., and Lots 43 and 45 East side of Second Ave., of Firebaugh's First Addition to the City of Canton.

A map of which is on file in Plat Book Page 19, now in the Chancery Clerk's office for said County.

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 Centelia Sutton 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 for sales of land under deeds in trust 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 Centelia Sutton or her assigns. The said F. B. Hill is entitled to the rents and shall pay the taxes on said property for the year 1925

WITNESS my signature and seal, this 28th day of December, A.D. 1925

F. B. Hill

(Seal)

(\$1.00 revenue stamp attached & cancelled)

(Seal)

STATE OF MISSISSIPPI, ss.
Madison County, City of Canton

Personally appeared before me J. S. Weatherby a Notary Public in & for/

in and for said County and State, F. B. Hill 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 29th day of December, A.D. 1925

J. S. Weatherby,

(SEAL)

Notary Public
My commission expires Jan. 3th, 1929