

The New Miss Co
By John Wohner, Sr., (President)
By T. B. Cook, Sec'y-Treas.
To Deed
H. A. Comfort

Filed for Record at 12 o'clock M., the 4
day of June 1925
Recorded the 5 day of June 1925
W. B. Jones, Chancery Clerk.
By A. O. Sutherland D. C.

In Consideration of the sum of (\$100.00) One Hundred & No/100 DOLLARS,
cash in hand paid us by H. A. Comfort the receipt of which is
hereby acknowledged, and of the further sum of (\$1300.00) Thirteen Hundred, & No/100 DOLLARS,
due us by him as is evidenced by his promissory notes of even date herewith,
due and payable to our order, as follows, viz:
One Note for \$1300.00 Due September 1st, 1925 after date.
One Note for \$ Due after date.

Each of said notes bearing interest after its respective maturity at the rate of 6% per cent. per annum, and 10% per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. We do hereby convey and warrant unto the said H. A. Comfort forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

All of that tract of land that lies just east of and adjoining the I.C.R.R. Company's right of way and just west of and south of the property owned by T.B.Cook, and which tract here conveyed fronts on the north side of West Peace St., 60 ft., said lot hereby conveyed having been pointed out and staked at its four corners by said Grantor and Grantee.

John Wohner as President and T.B.Cook as Sec'y-Treas. of The New Mississippi Company, are executing this deed in compliance with authority or order of the Board of Directors of said company, as shown by resolution of said Board duly and legally passed, said resolution being recorded on page 97 of Minute Book No. 3, of said Board.

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 we or my assigns can in our 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 we and our assigns hereby retain a vendor's lien upon said property and the said Comfort 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 us or our assigns, and we or our 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, we 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 we or our assigns shall pay it over to the said Comfort or his assigns. The said Comfort is entitled to the rents and shall pay the taxes on said property for the year 1925 shall be paid by the Grantor.

WITNESS our signatures and seals, this 1st day of June, A.D. 1925,

The New Mississippi Company, (Seal)

By, John Wohner (Sr) President (Seal)

By, T.B.Cook, Sec'y-Treas.

STATE OF MISSISSIPPI,

City of Canton } ss.
in and for said County and State,

Personally appeared before me, Robert H. Powell, a Notary Public of Canton,
John Wohner, (Sr) & T.B.Cook

who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed and for the purpose therein expressed, & as their act, and deed as President & as Sec'y-Treas., respectively of The New Mississippi Company.

WITNESS my hand and official seal, this the 3rd day of June

A.D. 1925.

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