

Frank Hill
To: Deed
Mary Marshall and
Fred Marshall.

Filed for Record at 2:05 clock P.M., the 6
day of April 192 6
Recorded the 7th day of MAY 192 6
W.B. Jones Chancery Clerk
By D.

Principal \$977.30

In Consideration of the sum of Ten & No/100 DOLLARS
cash in hand paid me by Mary Marshall & Fred Marshall the receipt of which is
hereby acknowledged, and of the further sum of Eleven Hundred, Fifty-Three & 25/100 DOLLARS
due me by them as is evidenced by their promissory notes of even date herewith
due and payable to my order, as follows, viz:

One Note for \$ <u>254.09</u>	Due <u>One Year</u>	after date.
One Note for \$ <u>242.37</u>	Due <u>Two years</u>	after date.
One Note for \$ <u>230.65</u>	Due <u>Three years</u>	after date.
One Note for \$ <u>218.93</u>	Due <u>Four years,</u>	after date.
One Note for \$ <u>207.21</u>	Due <u>Five years</u>	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, Frank Hill do hereby convey and warrant
unto the said Mary Marshall and Fred Marshall forever, the following described
real estate, lying and being situated in Canton, Madison County, State of Mississippi, to-wit:

Lots, 32 and 34, on the West side of First Avenue and Lots 31 and 33, on the East
side of Second Avenue, all being in Firebaugh's First Addition to the City of
Canton, Mississippi, and described with reference to a plat of said addition, said
plat being on file in the Chancery Clerk's office for Madison County, Miss.,

We hereby agree to keep the houses on said lots insured against loss by fire and
tornado in a sum not less than \$500.00 of each in a company acceptable to the said
Frank Hill and with the loss clause payable to said Hill.

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 here-
inafter provided.

To secure the payment of said notes I and my assigns hereby retain a vendor's lien upon said property and the
said Mary Marshall and Fred Marshall 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
and 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 con-
veyance; 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 Mary Marshall and Fred Marshall, or his assigns. The said Mary Marshall and
Fred Marshall, is entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS my signature and seal, this 18th day of Marsh, A. D. 19 26.
Frank Hill (Seal)
(Seal)

STATE OF MISSISSIPPI, } ss.
City of Canton } Personally appeared before me, Robert H. Powell, a Notary Public, in and for
in and for said County and State, said City of said County and State, the within named FRANK HILL
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 6th day of April, A. D. 19 26.
(SEAL) Robt. H. Powell, Notary Public

Vertical handwritten note on right margin:
This deed is cancelled 3/10/27 by 11/10/27