

*The vendor's lien reserved herein is hereby satisfied & cancelled of record by authority of Toba from Mrs Leontine Hesdorffer filed for record April 12-1927 & Recorded Book C.F. Page 344*  
*W B Jones Clerk By W O Gifford and Sec.*

Leontine Hesdorffer  
 To W.D. & V.L.  
 Tobe Brown

Filed for record the 27th day of Jan'y  
 1922 at 10:15 A.M.  
 Recorded the 27th day of Jan'y 1922.

In consideration of the sum of Sixty & No/100 cash in hand paid to me by Tobe Brown the receipt of which is hereby acknowledged, and the further sum of Five Hundred sixty five & no/100 Dollars, due me by him as is evidenced by his promissory notes of even date herewith due and payable to me, or order, as follows, viz:-

One principal note for \$50.00 due July 1st, 1922 after date  
 One principal note for \$50.00 due Jan'y 1st, 1923 after date  
 One principal note for \$50.00 due July 1st, 1923 after date  
 One principal note for \$50.00 due Jan'y 1st, 1924 after date  
 One principal note for \$50.00 due July 1st, 1924 after date  
 One principal note for \$50.00 due Jan'y 1st, 1925 after date  
 One principal note for \$50.00 due July 1st, 1925 after date  
 One principal note for \$50.00 due Jan'y 1st, 1926 after date  
 One principal note for \$50.00 due July 1st, 1926 after date  
 One principal note for \$50.00 due Jan'y 1st, 1927 after date  
 " " " " " \$65.00 due July 1st, 1927 " "

Each of said notes bearing interest after it's respective Date, at the rate of 6 per cent per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity I, Leontine Hesdorffer, hereby convey & warrant unto said Tobe Brown forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to wit:-

A Lot in the City of Canton described as beginning on East side of Hickory St at a point about 64 feet North of Center Street & run thence North 34½ feet, more or less, thence East 80 feet, more or less, thence South 34½ feet more or less, thence West to beginning.

Grantee is to carry \$300.00 insurance on said property with loss clause payable to Leontine Hesdorffer until above notes are paid.

Should default be made in the payment of either of said promissory notes when due, then grantor or assigns can at their 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 provide the payment of said notes the grantor or assigns hereby retain a vendor's lien upon said property and the said grantee or grantees 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 grantor or assigns, and grantor may then 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, Madison County, Mississippi, at public auction to the highest bidder, for cash, after having given three weeks' notice thereof at the south door of the court house in said City and County and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Miss., and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, the grantor or assigns, shall first pay the costs and expense 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 said grantor or assigns shall pay it over to the said Tobe Brown or his assigns. The said Tobe Brown is entitled to the rents and shall pay the taxes on said property for the year 1921.

Witness my signature and seal, this 13th day of December A.D. 1921:

(\$1.00 revenue stamp attached & cancelled)

Leontine Hesdorffer, (SEAL)

State of Louisiana )  
 Parish of Orleans, )  
 City of New Orleans )

Personally appeared before me a Notary Public in and for said City, Parish and State, Leontine Hesdorffer, who acknowledged that she signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as her act and deed and for the purpose therein expressed.

Witness my hand and official seal, this 20th day of December, A.D. 1921.

(SEAL)

Victor K. Kiam,  
 Notary Public.

(\$1.40 fee paid)

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