

A.E. Graves

Filed for Record at 3 o'clock P. M., the 22
day of Dec 1926
Recorded the 27 day of Dec 1926
W.B. Jones Chancery Clerk.
By A.O. Sutherland D. C.

In Consideration of the sum of Fifty DOLLARS,
cash in hand paid me by Dewitt Vanarsdale the receipt of which is
hereby acknowledged, and of the further sum of Eleven Hundred & Thirty 50/100 DOLLARS,
due me by him as is evidenced by his 10 promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ <u>136.00</u>	Due <u>One year</u> after date.
One Note for \$ <u>130.90</u>	Due <u>Two years</u> after date.
One Note for \$ <u>125.80</u>	Due <u>Three years</u> after date.
One Note for \$ <u>120.70</u>	Due <u>Four years</u> after date.
One Note for \$ <u>115.60</u>	Due <u>Five years</u> after date.
One Note for \$ <u>110.50</u>	Due <u>Six years</u> after date.
One Note for \$ <u>105.40</u>	Due <u>Seven years</u> after date.
One Note for \$ <u>100.30</u>	Due <u>Eight years</u> after date.
One Note for \$ <u>95.20</u>	Due <u>Nine years</u> after date.
One Note for \$ <u>90.10</u>	Due <u>Ten years</u> after date.
One Note for \$ <u> </u>	Due <u> </u> after date.

Each of said notes bearing interest after its respective maturity at the rate of six per cent. per annum, and 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity I, A.E. Graves, widow, do hereby convey and warrant unto the said Dewitt Vanarsdale forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 1 and N.E. Lot 2 W.B.L. and Lot 9 E.B. L. all in Section 25 Town 12 Range 4
East less the Church Lot.

Should said notes not be paid when due, the said Vanarsdale agrees by the
acceptance of this deed to pay to me, as rent for said lands, the sum of \$100.00
for each year in which he shall first to pay said notes and a lien on the crops
to be raised on said land is created hereby in my favor for such years.

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 Vanarsdale 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 sale of land under deed 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 Vanarsdale or his assigns. The said Graves is entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS my signature and seal, this 15th day of October, A. D. 19 26.

A.E. Graves (Seal)
(Seal)

STATE OF MISSISSIPPI,

City of Canton, Madison County, ss. Personally appeared before me, Robert H. Powell, a Notary Public
in and for said County and State, A. E. Graves a widow who acknowledged
she 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 the 19 day of November, A. D. 19 26.

Robt. H. Powell
(SEAL) Notary Public.