

Satisfied & paid in full - this Feb. 8, 1939.

Virginia C. McGee
attest: A. C. Alkirk, clerk

By Lucile Sims, D. C.
2-8-39

Virginia C. McGee

Filed for Record at 9:30 o'clock A. M., the 13th

day of May 1931.

Recorded the 16th day of May 1931.

Aurie Sutherland, Chancery Clerk.

By Cammie Parker, D. C.

Mary Clanton

To Deed W.D. & V/L

Prin. \$600.00 at 6%

Six Hundred & no/100

DOLLARS,

In Consideration of the sum of cash in hand paid me by Mary Clanton the receipt of which is hereby acknowledged, and of the further sum of \$708.00 Seven Hundred & Eight & No/100 DOLLARS, due me by her as is evidenced by her promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 156.00	Due one year	after date.
One Note for \$ 148.80	Due two years	after date.
One Note for \$ 141.60	Due three years	after date.
One Note for \$ 134.40	Due four years	after date.
One Note for \$ 127.20	Due five years	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 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, Virginia C. McGee, widow, hereby convey and warrant unto the said Mary Clanton, City of Canton, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

E 1/2 of Lot Four in Couch & Yeargins Addition to the City of Canton, Miss., as shown by the map of said City prepared by George & Dunlap, a plat of which map being on file in the Chancery Clerk's office for said County.

The said Clanton by the acceptance of this deed hereby agrees to keep the building upon said lot insured against loss by fire and tornado in a sum not less than \$750.00 of each in a company acceptable to said McGee, with the loss clause payable to the said McGee as her interest may appear.

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 Mary Clanton 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 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, 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 Clanton or his assigns. The said Clanton is entitled to the rents and shall pay the taxes on said property for the year 19.

WITNESS my signature and seal, this 28th day of April, A. D. 19 31.

Virginia McGee (Seal)

(Seal)

STATE OF MISSISSIPPI,

Madison County,

ss.

Personally appeared before me, Robert H. Powell, a Notary Public

in and for said County and State, Mrs. Virginia C. McGee, widow, 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 the 28 day of April, A. D. 19 31.

(SEAL)

Robert H. Powell, Notary Public.