

Dorothy O. Rogers  
To W.D. & V.L.  
H. C. Trigg  
Lenora Trigg

Filed for Record at 2:15 o'clock P. M., the 28  
day of Aug. 1933  
Recorded the 5 day of Sept. 1933  
Aurie Sutherland, Chancery Clerk  
By D. C.

\$1800.00 at 6% and exempt from taxation.

In Consideration of the sum of One & No/100 DOLLARS,

cash in hand paid me by H. C. Trigg & Lenora Trigg, husband and wife the receipt of which is hereby acknowledged; and of the further sum of \$1800.00 Eighteen Hundred & No/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 \$1800.00 Due & payable at the rate of \$20.00 per month, beginning on October 1st, 1933 & on the first day of each month thereafter until sufficient payments have been made to re-pay the Principal sum of \$1800.00 together with 6% interest thereon per annum from this date.

One Note for \$ Due after date.  
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Each of said notes bearing interest after its expiration date 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, Dorothy O. Rogers do hereby convey and warrant unto the said H. C. Trigg & Lenora Trigg, husband and wife forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

A lot facing the South side of North Street seventy feet and running back South between parallel lines one hundred feet and being the 70 ft., by 100 ft., lot just East of the lot conveyed by John Wohner on March 10, 1925 to Standard Oil Co., as shown by deed duly recorded in the Chancery Clerk's office for said County.

I intend and do hereby convey the same house and lot that has been recently occupied by Miss Tiny Parker and said lot has been staked out by the Grantor and the Grantees.

I hereby agree to allow to said Grantees at the end of every 12 months, interest credits at the rate of six per cent per annum on all payments which they make during said twelve months.

The Grantees by the acceptance of this deed agree to keep the buildings upon said lot insured against loss by fire and tornado in a sum not less than \$1500.00 of each in a company acceptable to me and with the loss clause payable to me and said Grantees further agree by the acceptance of this deed to pay when due all legal taxes assessed against the property described herein.

Said Grantees may pay any multiple of said \$20.00 on the first of any month.

The above described property is no part of my homestead property.

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 Triggs 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 land 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 Triggs or his assigns. The said Triggs are entitled to the rents and shall pay the taxes on said property for the year 1933 and I will pay 2/3 of said taxes.

WITNESS my signature and seal, this 21st day of August A. D. 1933.

Dorothy O. Rogers (Seal)

(Seal)

STATE OF MISSISSIPPI,

ss.

Madison County, Personally appeared before me the undersigned officer who is duly qualified to take and certify to acknowledgments, Dorothy O. Rogers in and for said County and State, 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 day of August A. D. 19 33

(SEAL)

B. L. Roberts, Jr., Notary Public.