

VVV

TICKET PRINTING HOUSE JACKSON MISS.

Virgeon Alfred

Filed for Record at 3:30 o'clock P. M. the 31

day of March 1928

To &amp; Deed

Recorded the 9th day of April 1928

Stanford Adams

W.B. Jones

Chancery Clerk

By A. O. Sutherland

D. C.

In Consideration of the sum of Fifty & No/100 DOLLARS,  
 cash in hand paid me by Stanford Adams the receipt of which is  
 hereby acknowledged, and of the further sum of One Hundred Six & 50/100 DOLLARS,  
 due me by him as is evidenced by his two promissory notes of even date herewith,  
 due and payable to my order, as follows, viz:

One Note for \$ <u>53.50</u>	Due <u>October 31, 1928</u>	after date.
One Note for \$ <u>53.50</u>	Due <u>March 31st, 1929</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.
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, Virgeon Alfred do hereby convey and warrant unto the said Stanford Adams forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning on West side of Union St., at the Southeast corner of the Lot 1 sold to Scott Alfred and run thence west with his south line 100 ft. and thence south 50 ft., to a stake and thence east 100 ft. to a stake on the west margin of said Street and thence north along the west margin of Union St., 50 ft. to beginning.

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 Adams 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, for sales 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 Adams or his assigns. The said Adams is entitled to the rents and shall pay the taxes on said property for the year 1928.

WITNESS my signature and seal, this 31st day of March A. D. 19 28

Virgeon Alfred (Seal)

(Seal)

STATE OF MISSISSIPPI,  
 City of Canton } ss.  
 Madison County,  
 City of said  
 in and for said County and State.

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

the within named Virgeon Alfred

who acknowledged

that 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 31 day of March A. D. 19 28

(SEAL)

Robt. H. Powell, Notary Public

The vendor's lien reserved in this deed is hereby satisfied & can be filled in full the 10th day of August 1929 - attested by W.B. Jones Clerk Virgeon Alfred