

Charlie Love Sr  
Lettie Love, wife  
To } B.S.  
Granville Van Buren  
Helen Van Buren

Filed for Record at 2:55 o'clock P. M., the 5  
day of Nov 1924.  
Recorded the 21 day of Nov 1924,  
W.B. Jones, Chancery Clerk.  
By A.O. Sutherland D. C.

In Consideration of the sum of Two Hundred & No/100 DOLLARS,  
cash in hand paid us by Granville and Helen Van Buren the receipt of which is  
hereby acknowledged, and of the further sum of \$102.50 One Hundred & Two & 50/100 DOLLARS,  
due us by them as is evidenced by their one promissory notes of even date herewith,  
due and payable to our order, as follows, viz:

- One Note for \$ 102.50 Due one year after date.
- One Note for \$ Due after date.
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Each of said notes bearing interest after its respective DATE at the rate of six per cent. per annum, and ten per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity we, Charlie Love, Sr. & Lettie Love, do hereby convey and warrant ~~that we do~~ bargain, sell & deliver unto Granville & Helen Van Buren, the following described property lying and being situated in Madison County, State of Mississippi, to-wit:

One black mare mule named Annie, One blue horse mule named Jake,  
One wagon and one buggy and all plow tools and farming implements, all of which  
have been turned over to said Van Burens.

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 we or my assigns can in our 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 we and my assigns hereby retain a vendor's lien upon said property and the said Van Burens 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 us or my assigns, and we 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 one days' notice of the time and place of sale, by posting a written or printed notice thereof 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, we 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 we or my assigns shall pay it over to the said Van Burens or his assigns. The said Loves is entitled to the rents and shall pay the taxes on said property for the year 1924.

WITNESS our signature S and seal S, this 5th day of November, A. D. 1924.  
Charlie Love Sr (Seal)  
Lettie Love (Seal)

STATE OF MISSISSIPPI, ss. Personally appeared before me, Robert H. Powell, Notary Public of Canton, Madison County, Charlie Love, Sr., & Lettie Love, husband and wife who acknowledged in and for said County and State, that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as their act and deed and for the purpose therein expressed.  
WITNESS my hand and official seal, this the 5th day of Nov., A. D. 1924.  
(SEAL) Robt. H. Powell, Notary Public.