

Ellen Thompson
To Deed
Buster Evans

Filed for Record at 4:55 o'clock P. M., the 22 day of Dec 1930
Recorded the 13th day of June 1931
Aurie Sutherland Chancery Clerk.
By Cammie Parker D. C.

In Consideration of the sum of One DOLLARS, cash in hand paid me by Buster Evans the receipt of which is hereby acknowledged, and of the further sum of Eight Hundred & Two 40/100 DOLLARS, due me by him as is evidenced by his 5 promissory notes of even date herewith, due and payable to my or bearer order, as follows, viz:

One Note for \$ 176.80	Due one year after date.
One Note for \$ 168.64	Due Two years after date.
One Note for \$ 160.48	Due Three years after date.
One Note for \$ 152.32	Due Four years after date.
One Note for \$ 144.16	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 6 per cent. per annum, and 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, Ellen Thompson, do hereby convey and warrant unto the said Buster Evans, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:.

68 acres off of the South end of N¹/₂ SE¹/₄ of Section 11 Town. 10 Range 5 East.

Should the said Buster Evans fail to pay either of said notes when due then he, by the acceptance of this deed agrees to pay to said Ellen Thompson or bearer of said notes the sum of \$150.00 as rent for said land for such years as given in which he shall pay the said note due in such year

Should sale be made under the provisions of this deed I can become the Purchaser of said lands at such sale

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 Buster Evans 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 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 Buster Evans or his assigns. The said Ellen Thompson is entitled to the rents and shall pay the taxes on said property for the year 1930.

WITNESS my signature and seal, this 22nd day of December, A. D. 1930
Ellen Thompson (Seal)

STATE OF MISSISSIPPI, ss. City of Canton
Personally appeared before me, Robert H. Powell a Notary Public in & for said City of Canton, Ellen Thompson, 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 22nd day of December, A. D. 1930.
(SEAL) Robt. H. Powell, Notary Public

These notes are secured by mortgage of the land in which they are given. I, Ellen Thompson, do hereby convey and warrant unto the said Buster Evans, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:.