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M. S. HILL
Alma N. HILL, wife
To } ~~Dear~~ W.D. & V.L.
CLOVIS C. LIEUZ

Filed for Record at 10 o'clock 10 M; the 22
day of Sept 192 6
Recorded the 2nd day of Oct 192 6.
W. B. Jones Chancery Clerk
P. H. D. Lane P. C.

In Consideration of the sum of \$100.00, One Hundred & No/100 DOLLARS,
cash in hand paid us by Clyvis C. Lutz the receipt of which is
hereby acknowledged, and of the further sum of \$900.00 Nine Hundred & No/100 DOLLARS,
due us by him as is evidenced by his promissory notes of even date herewith,
due and payable to our order, as follows, viz:

~~One Note for \$~~ **DATE**
~~Each of said notes bearing interest after its respective maturity 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** do hereby convey and warrant unto the said **Clevis C. Latz** forever, the following described real estate, lying and being situated in **City of Canton**, Madison County, State of Mississippi, to-wit:

Beginning at the Southeast corner of the intersection of Center St., with Ewing's Lane, on the South side of said Street, and East side of said Lane, and run thence East, along the south margin, of Center St., 100 feet, more or less, to the Western Boundary, of Mrs C.I.Fletcher's Lot, and thence south with her western boundary 178 feet to a stake, and thence west 100 feet, more less, to Ewing's lane and thence North along the Eastern margin of said Lane, 178 feet, to the point of beginning.

The Grantee by the acceptance of this deed hereby agrees and promises to assume and pay the Curb & Gutter and the Paving Assessments made by the City of Canton, Miss., against the above described property, provided said City can legally collect said assessments.

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 our 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 our and my assigns hereby retain a vendor's lien upon said property and the
said Cloyd C. LUTZ 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
our 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 con-
veyance; and from the proceeds of said sale, we or our 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 Lutz or his assigns. The said Hills shall pay 3/4
the said Lutz shall pay 1/4 of
is entitled to the rents and shall pay the taxes on said property for the year 1926. & said Lutz shall receive immediate
possession of said property.
WITNESS our signature and seal this 21st day of September A.D. 1926.

M. S. HILL (Seal)
ATMA N. HILL (Seal)

STATE OF MISSISSIPPI.

ss.

Madison County,
City of Canton Personally appeared before me, Robert H. Powell, a Notary Public of Canton
in and for said County and State, M.S. HILL and ALMA N. HILL, Husband & wife, who acknowledged
that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as the fact and deed and for
the purpose therein expressed.

WITNESS my hand and official seal, this the 21 day of September A. D. 1926.

Robert H. Powell,
(SEAL) Notary Public.