

Tom Gibson, single :

Filed for Record at 12:15 o'clock P. M., the 26

day of Feb 1924.

Recorded the 15th day of Mch 1924.

W. B. Jones, Chancery Clerk.

By A. O. Sutherland D. C.

To } Deed W.D. & V/L  
Granville Young &

Ada Young

Prin. \$650.00 at 6%

In Consideration of the sum of One Hundred & Fifty & No/100 DOLLARS, cash in hand paid me by Granville Young & Ada Young the receipt of which is hereby acknowledged, and of the further sum of \$708.00 Seven Hundred & Eight & No/100 DOLLARS, due me by them as is evidenced by their two promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 364.00	Due One year	after date.
One Note for \$ 344.50	Due two 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.
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 ten per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, Tom Gibson, unmarried, do hereby convey and warrant unto the said Granville Young & Ada Young, City of Canton, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning at the N. E. Corner of Lot 2 of Firebaugh's First Addition to the City of Canton, Miss., and run thence South 44 feet to a stake, thence West 138 feet to a stake, thence North to Public Road to a stake, thence East 138 feet to the point of beginning.

A Plat of said Addition is recorded in the Chancery Clerk's office for said County.

I intend and do hereby convey all of the property that I have any interest in said Addition.

Erasures made before signing.

The Grantees herein by the acceptance of this deed agrees to keep the buildings on said property insured in my favor against loss by fire and Tornado to the amount of \$500.00 of each.

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 Youngs 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 Youngs or his assigns. The said Youngs is entitled to the rents and shall pay the taxes on said property for the year 1924.

WITNESS my signature and seal, this 23 day of February, A. D. 1924.

Tom Gibson (Seal)

(\$1.00 revenue stamp attached & cancelled)

STATE OF MISSISSIPPI,

Madison County,  
City of Canton

ss.

Personally appeared before me, Robert H. Powell, Notary Public of Canton,

Tom Gibson

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 23 day of Feb A. D. 1924.

(SEAL)

Robert H. Powell, Notary Public.