

Isidor Gross
Xerox Deed XX
To W.D. & V.L.

Octavia Stevens Cheatham

Prin. \$500.00 at 6%

In Consideration of the sum of \$100.00 One Hundred & No/100 DOLLARS,
cash in hand paid me by Octavia Stevens Cheatham the receipt of which is
hereby acknowledged, and of the further sum of \$564.00 Five Hundred Sixty-four & No/100 DOLLARS,
due me by her as is evidenced by her promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ 75.00	Due January 1st., 1926.	after date.
One Note for \$ 125.50	Due One year	after date.
One Note for \$ 119.50	Due Two years	after date.
One Note for \$ 113.50	Due Three years	after date.
One Note for \$ 132.50	Due Four 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.

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, Isidor Gross, do hereby convey and warrant unto the said Octavia Stevens Cheatham forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lots 14, 15, 16, 21, 22, 23, and 24 in Kidders Addition to the City of Canton, Miss., a map of which addition being recorded in Book V.V. on page 632 in the Chancery Clerk's office for said County.

I intend and do hereby convey the same lots that were conveyed to me Reuben & Mary L. Kidder as shown by deed dated July 15th., 1889 and recorded in Book V.V. on page 630 in said Clerk's Office.

Said property is not my homestead.

It is agreed that said Cheatham may pre-pay any of said notes at the maturity of either and in case she shall do so all unearned interest shall be deducted.

We or our, or I, or my assigns may become the Purchaser of 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 Cheatham 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 days' 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.Y. 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 Cheatham or his assigns. The said Gross is entitled to the rents and shall pay the taxes on said property for the year 1925.

WITNESS my signature and seal, this 27th day of October A.D. 1925.

Isidor Gross

(Seal)

(Seal)

STATE OF MISSISSIPPI,

ss.
Madison County, Person appeared before me, Robert H. Powell, A Notary Public of Canton
City of Canton, who acknowledged
in and for said County and State, Isidor Gross
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 27th day of October A.D. 1925.

Robt. H. Powell

Notary Public.

(SEAL)

Attest Oct 21 1925 John G. Cheatham
Isidor Gross
Robert H. Powell
Notary Public