

O. R. STEWART  
NANNIE STEWART  
To Deed  
THOMAS MIGGINS

Filed for Record at 2 o'clock P.M., the 2nd  
day of Oct 1926  
Recorded the 11 day of Oct 1926  
W.B. Jones, Chancery Clerk.  
By H.D. Lane, D.C.

In Consideration of the sum of Three Hundred... DOLLARS,  
cash in hand paid me by Thomas Miggins the receipt of which is  
hereby acknowledged, and of the further sum of FGur. Hundred & Sixty... DOLLARS,  
due me by him as is evidenced by his 4 promissory notes of even date herewith,  
due and payable to my order, as follows, viz:

One Note for \$ 124.00	Due one year	after date.
One Note for \$ 118.00	Due Two years	after date.
One Note for \$ 112.00	Due Three years	after date.
One Note for \$ 106.00	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.
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 annum and 10 per cent.  
attorney's fees, if placed in the hands of a lawyer for collection after maturity I, O.R.Stewart, joined by my wife Nannie  
Stewart unto the said Thomas Miggins forever, the following described  
real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

NW<sup>1</sup>/NE<sup>1</sup> of Section 12 Town 9 Range 4 East

We or our, or I, or my assigns may become the Purchaser of Purchasers at any sale  
made under this deed.

All rights reserved and copy right  
by Thos. Miggins and O.R. Stewart  
S. F. S. - Full O.R. Stewart

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  
Thomas Miggins 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 for sale of land under deed in trust  
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 Thomas Miggins his assigns. The said O.R. Stewart  
is entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS our signature and seal, this 2nd day of October A.D. 1926.

O.R. Stewart (Seal)  
Nannie Stewart (Seal)

STATE OF MISSISSIPPI,  
Madison County, ss.

City of Canton  
City in said Personally appeared before me, J.S. Weatherby, a Notary Public  
in and for said County and State, O.R. Stewart & Nannie Stewart Husband & wife, who acknowledged  
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 2nd day of October A.D. 1926

(SEAL) J.S. Weatherby, Notary Public

My commission expires Jan 3rd, 1929