

A. Eldridge

To Deed W. D. & V. I.
Allen Adams

Illinois Adams

Prin. \$800.00 at 6%.

Filed for Record at 10 o'clock P. M., the 10th,
day of Jan. 1929
Recorded the 18th, day of Jan. 1929
W. B. Jones, Chancery Clerk
By Cammie Parker D. C.

In Consideration of the sum of One & No/300 DOLLARS,
cash in hand paid me by Allen & Illinois Adams the receipt of which is
hereby acknowledged, and of the further sum of \$920.00 Nine Hundred & twenty & No/300 DOLLARS,
due me by them as is evidenced by their promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ 248.00	Due one year	after date.
One Note for \$ 236.00	Due two years	after date.
One Note for \$ 224.00	Due three years	after date.
One Note for \$ 212.00	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.

Each of said notes bearing interest after its respective maturity at the rate of six per cent per annum, and 15 per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, A. Eldridge do hereby convey and warrant unto the said Allen Adams and Illinois Adams, husband and wife, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

The St of the following described property:-

Beginning at Southeast corner of Mattie Emory Lot which is on the West side of South Liberty St. and which lot was conveyed to Mattie Emory by A. Eldridge by deed dated Jan. 31, 1928 said deed being recorded in Book No. 6 on page 360 in the Chancery Clerk's office for Madison County, Miss. and then run Southerly along the West margin of South Liberty St. 65 $\frac{1}{2}$ ft. more or less to the northeast corner of the lot conveyed by A. Eldridge to J. C. Bomber and Tom Williams Sr. by deed recorded in Book VVY on page 494 in said Clerk's Office and then run West 202 ft. more or less to a stake, and then run Northerly to the south boundary line of the said Mattie Emory lot and then run East to the point of beginning.

The above property is now not and has never been my homestead.

The property described above has been pointed out by me to the said Allen and Illinois Adams and said property has been staked out by us and I now convey the same property which is now being occupied by the said Allen and Illinois Adams. The said Allen and Illinois Adams by the acceptance of this deed covenant and promise to keep the building upon said property insured against loss by fire and tornado in a sum not less than \$600.00 of each in a company acceptable to me or my assigns with the loss clause payable to me or my assigns.

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 Adams 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 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 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 Adams or his assigns. The said Adams is entitled to the rents and shall pay the taxes on said property for the year 1929.

WITNESS our signature and seal, this 9th day of January, A. D. 1929
A. Eldridge (Seal)
(Seal)

STATE OF MISSISSIPPI,

ss.

Madison County, Personally appeared before me, Robert H. Powell, Notary Public of Canton in and for said County and State, A. Eldridge 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 the 9th day of January A. D. 1929

(SEAL)

Robt. H. Powell
Notary Public