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Robert B. Gibson	Filed for Record at 3 o'clock P. M., the 5th
To } Deed & V. L. Sonnie Winston	day of December 1933
Mattie Winston	Recorded the 25th day of January 1935
	By Aurie Sutherland Chancery Clerk
	D. C.

In Consideration of the sum of Fifty & No/100 DOLLARS, cash in hand paid me by Sonnie & Mattie Winston, husband and wife the receipt of which is hereby acknowledged, and of the further sum of \$700.00 Seven Hundred & No/100 DOLLARS, due me by them as is evidenced by their ten promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 10.00	Due April 5, 1934	after date.
One Note for \$ 10.00	Due May 5, 1934	after date.
One Note for \$ 10.00	Due June 5, 1934	after date.
One Note for \$ 10.00	Due July 5, 1934	after date.
One Note for \$ 10.00	Due August 5th., 1934	after date.
One Note for \$ 130.00	Due January 5th., 1935	after date.
One Note for \$ 130.00	Due January 5th., 1936	after date.
One Note for \$ 130.00	Due January 5th., 1937	after date.
One Note for \$ 130.00	Due January 5th., 1938	after date.
One Note for \$ 130.00	Due January 5th., 1939	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, Robert B. Gibson do hereby convey and warrant unto the said Sonnie Winston & Mattie Winston, as joint tenants with rights of survivorship forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot five (5) on the East side of First Avenue, Firebaugh's First Addition to the City of Canton, Miss., a plat of which addition being on file in the Chancery Clerk's office for said County.

The Grantor and Grantees have stakes out said lot.  
The above property has never been my homestead property.  
I hereby agree to pay off all liens on the above described property out of the proceeds from this sale.

The Grantees by the acceptance of this deed agree to keep the buildings upon said property insured against loss by fire and tornado in a sum not less than \$300.00 of each in a company acceptable to me, with the loss clause payable to me.

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 Sonnie & Mattie Winston 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 Winstons or his assigns. The said Gibson is entitled to the rents and shall pay the taxes on said property for the year 1933.

WITNESS my signature and seal, this 5th day of December, A. D. 1933.  
R. B. Gibson (Seal)  
\$1.00 in Revenue stamps attached and cancelled. (Seal)

STATE OF MISSISSIPPI, ss.  
Madison County, Personally appeared before me, Robert H. Powell, A Notary Public  
in and for said County and State, Robert B. 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 the 5th day of December, A. D. 1933  
Robert H. Powell  
(SEAL) Notary Public