

State of Mississippi)
Madison County
City of Canton

Personally appeared before me, an acting, qualified Notary Public in and for said City, County and State, the within named Mrs E.E. Lavender, who acknowledged that she signed and delivered the above instrument on the day and year therein mentioned.

Given under my hand and seal of office this the 26 day of November, 1924.

(Seal)

S. P. Anderson, Notary Public.

Frank J. Lutz
To/W. D. & V.L.
Maud Lee Bilbrew

Filed for record the 4th day of Dec., 1924
at 2:30 P.M.
Recorded the 6th day of Dec., 1924.

Prin. of Deferred Payments \$300.00. Int 6%. EXEMPT. W. B. Jones, Chancery Clerk
H. D. Lane, D.C.

In consideration of the sum of Five Hundred Dollars, cash in hand paid us by Maud Lee Bilbrew, the receipt of which is hereby acknowledged, and of the further sum of Three Hundred thirty six Dollars due me by said Maud Lee Bilbrew as is evidenced by her promissory notes of even date herewith, due and payable to me or order, as follows viz:-

One Principal & Int note for \$118.00 due One year after date,
One Principal Note for \$112.00 due Two years after date,
One Principal Note for \$106.00 due three years after date,

each of said notes bearing interest after its respective maturity at the rate of 6% per annum, and 10 per cent attorney's fee, if placed in the hands of a lawyer for collection after maturity; I, Frank J. Lutz, do hereby convey and warrant unto the said Maud Lee Bilbrew forever, the following described real estate lying and being situated in City of Canton, Madison County, State of Mississippi, to wit:-

West half (W $\frac{1}{2}$) of Lot 3 of Couch & Yeargains Addition to City of Canton as per map of said City made by George & Dunlap in 1898. Being on East side of Frost Street, and being the House & Lot now occupied by Frank Edwards as a tenant.

Should default be made in the payment of either of said promissory notes when due, then I or my assigns can in my or my 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. And should foreclosure become necessary under the terms of this deed, grantors herein or their assigns may become the purchasers of said property at the foreclosure sale.

To secure the payment of said notes, I and my assigns hereby retain a vendor's lien upon said property, and the said grantee 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 me or 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 three weeks' notice of the time and place of sale, by posting a written or printed notice thereof at the South Door of the Court House in said County, and by publishing said notice for three consecutive weeks preceding said sale in a newspaper published in Madison County, Mississippi, and may convey the property so sold to the purchasers thereof by proper instruments of conveyance; and from the proceeds of said sale, or assigns, shall first pay the costs and expenses of executing said sale, and secondly 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 grantee or their assigns. The grantors shall pay the taxes on the land & house herein conveyed for the year 1924 only.

Grantees shall carry insurance on residence in sum of \$300.00 until said notes are paid, payable to me or assigns.

Witness my signatures and seal, this the 4th day of Dec., A.D. 1924.

Frank J. Lutz (SEAL)

(\$1.00 revenue stamp attached & cancelled)

State of Mississippi)
County of Madison

Personally appeared before me, the undersigned authority in and for said county and State, Frank J. Lutz 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.

Witness my hand and official seal, this the 4th day of Dec., A.D. 1924.

(Seal)

W. B. Jones, Chancery Clerk
By, H. D. Lane, D.C.

Tip Ray
L. G. Spivey
To/ War Deed
E. B. Maxwell
Lillian Maxwell

Filed for record the 26th day of Nov.
1924 at 11:40 A.M.
Recorded the 6th day of Dec., 1924.

W. B. Jones, Chancery Clerk
A. O. Sutherland, D.C.

In consideration of the sum of \$756.00 cash in hand paid to us by E.B. Maxwell and Lillian Maxwell, the receipt of which is hereby acknowledged, we, Tip Ray and L.G. Spivey hereby convey and warrant unto the said E.B. Maxwell and Lillian Maxwell the following described property, lying and being situated in the county of Madison and State of Mississippi, to wit:-

The North East Quarter of the North East Quarter of Section Four, Township 8, Range 2, East.

This conveyance is made subject to an indebtedness to Mrs. S.W. Dinkins for \$2000.00

all 11 then receive from bank & order from cancelled for 1928