

1/11-27

*Satisfied, in full and Vendors lien released
as to Cauthen & Ada Foot - by A. H. Cauthen*

Ada P. Foot, &
A. H. Cauthen.
To / General Warranty & Vendors Lien.
DAVID MIGGINS.

After 1/11-1921
M. B. Jones
Clerk

Filed for record on the 14th day of
Dec. 1920 at 9 o'clock A.M.
Recorded on the 14th day of Dec. 1920.

PRINCIPAL OF DEFERRED PAYMENTS \$1600.00 INTEREST 6% EXEMPT.

IN CONSIDERATION of the sum of Four Hundred DOLLARS cash in hand paid us by DAVID MIGGINS the receipt of which is hereby acknowledged, and of the further sum of NINETEEN HUNDRED SIXTY, due us by said David Miggins as is evidenced by his 10 promissory notes of even date herewith, due and payable to us or order, as follows, viz:

One Principal Note for \$200.00 Due One year after date.
 One Principal Note for \$200.00 Due Two Years after date.
 One Principal Note for \$200.00 Due Three years after date.
 One Principal Note for \$200.00 Due Four years after date.
 One Principal Note for \$800.00 Due Five years after date.
 One Interest Note for 96.00 Due One year after date.
 One Interest Note for 84.00 Due Two years after date.
 One Interest Note for 72.00 Due Three years after date.
 One Interest Note for 60.00 Due Four years after date.
 One Interest Note for 48.00 Due Five years after date.

each of said notes bearing interest after it's respective maturity at the rate of 6% per annum, and 10% attorney's fee, if placed in the hands of a lawyer for collection after maturity we, Ada P. Foot, and A. H. Cauthen do hereby convey and warrant unto the said David Miggins forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

SE $\frac{1}{4}$ NW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$
 Section 15, Township 9, Range
 5 East.

Should default be made in the payment of either of said promissory notes when due, then grantor or grantors, or assigns, can in grantor or grantors, or assign's option declare them all due and payable whether so by their terms or not, and sale can be made of said property as hereinafter provided.

To secure the payment of said notes grantor or grantors or 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 grantor or grantors or assigns, and grantor or grantors or assigns may enforce said lien without recourse to the courts by a sale of said property before the South Door of the Court House in Canton, Miss., 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 the 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 purchaser thereof by proper instrument of conveyance; and from the proceeds of said sale, grantor or grantors 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 grantor or grantors or assigns shall pay it over to the said grantee or assigns.

The said grantors are entitled to the rents and shall pay the taxes assessed against said property prior to Dec. 1st, 1920.

Witness our signatures and seals this 1st day of Nov. 1920.

A. H. Cauthen,
Ada P. Foot,

(SEAL)
(SEAL)

STATE OF MISSISSIPPI

COUNTY OF MADISON.

Personally appeared before me, D. C. McCool, Chancery Clerk in and for said County and State, Ada P. Foot, & A. H. Cauthen, 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 13th day of December, A.D. 1920.

D. C. McCool, Chancery Clerk.
A. O. Sutherland, D.C.

My commission expires Jan. 1924.

(SEAL)

\$2.00 revenue stamp attached and cancelled.

\$1.85 fee paid.
