

Clark A. Johnson
Gertrude Johnson
To } Deed
C. M. Hogue
S. L. Hogue

Filed for Record at 11:25'clock A. M., the 8
day of Oct 1924
Recorded the 14 day of Oct 1924
W.B. Jones Chancery Clerk.
By D. C.

In Consideration of the sum of One DOLLARS,
cash in hand paid US by C. M. Hogue & S. L. Hogue the receipt of which is
hereby acknowledged, and of the further sum of Fifteen Hundred & Seventy Eight DOLLARS,
due Clark A. Johnson by them as is evidenced by their seven promissory notes of even date herewith,
due and payable to Clark A. Johnson order, as follows, viz:

One Note for \$172.00	Due One year	after date.
One Note for \$166.00	Due Two years	after date.
One Note for \$160.00	Due Three years	after date.
One Note for \$154.00	Due Four years	after date.
One Note for \$148.00	Due Five years	after date.
One Note for \$142.00	Due Six years	after date.
One Note for \$636.00	Due Seven 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.

Each of said notes bearing interest after its respective maturity at the rate of 6 per cent. per annum, and 10 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity we Clark A. Johnson & Gertrude Johnson do hereby convey and warrant unto the said C. M. Hogue & S. L. Hogue forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

SE 1/4 of SE 1/4 of Sec. 1 Town 9 Range 4 East

We will pay off & discharge all liens on said lands out of the proceeds of the collection of said notes.

The said Grantees & assigns have the option of prepaying all of said notes at the maturity of either & should they exercise this option, the interest not earned will be deducted on the notes prepaid.

All notes paid and Vendor's Lien Satisfied 6/21-1929.
Attest W.B. Jones Clerk 6/21-29.
Clark A. Johnson

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

Clark A. Johnson
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 C. M. & S. L. Hogue 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 Clark 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 C. M. Hogue & S. L. Hogue. The said Clark A. Johnson is entitled to the rents and shall pay the taxes on said property for the year 19.

WITNESS our signature S and seal S, this 8th day of October, A. D. 1924.

Clark A. Johnson (Seal)
Gertrude Johnson (Seal)

STATE OF MISSISSIPPI, } ss.
Madison County, }
City of Canton } Personally appeared before me, G. J. Anderson, a Notary Public
in and for said County and State, Clark A. Johnson & Gertrude Johnson 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 8th day of October, A. D. 1924.

G. J. Anderson, Notary Public.

(SEAL)

My commission expires Jan. 13, 1925

(\$1.00 stamp attached and cancelled)