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Lillian S. Luckett  
To Deed  
ED. DICKERSON

Filed for Record at 5:10 o'clock, P.M., the 24  
day of Feb 1925.  
Recorded the 12<sup>th</sup> day of March 1925.  
W. B. Jones, Chancery Clerk  
By A. O. Sutherland D.C.

In Consideration of the sum of One DOLLARS, cash in hand paid me by ED. Dickerson the receipt of which is hereby acknowledged, and of the further sum of \$759.98 - Seven Hundred & Fifty-nine & 98/100 DOLLARS, due me by him as is evidenced by ~~five~~ his 5 promissory notes of even date herewith, due and payable to my order, as follows, viz:

One Note for \$ 100.00	Due March 1st., 1925	after date.
One Note for \$ 100.00	Due April 1st, 1925	after date.
One Note for \$ 196.65	Due One year	after date.
One Note for \$ 186.66	Due Two years	after date.
One Note for \$ 176.67	Due Three 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.

Each of said notes bearing interest after its respective maturity at the rate of six per cent. per annum, and ten per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I, Lillian S. Luckett hereby convey and warrant unto the said Ed. Dickerson forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

A lot described as; Bounded on the South by the extension of Peace Street, bounded on the East by the property formerly known as the property of Albert Jones, bounded on the North by the property of Angus Blount and bounded on the West by the property formerly known as the Winter Place.

I intend and do hereby convey the same property that was conveyed to me by deed by Lee & Lillie Collins and Ann Hart, said deed being recorded in Book U.U.U. on page 533 in the Chancery Clerk's office for said County, reference to which will more fully appear. The said Dickerson by the acceptance of this deed hereby agrees and promises to put \$100.00 of improvements on the houses on said lot within ninety days from this date; he also further agrees to keep said property insured against loss by fire and tornado in a sum of not less than \$500.00 with the loss clause payable to Lillian S. Luckett.

I will pay off the lien on said property when said lien fails due.

We or our, or I, or my assigns may become the Purchasers 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, my 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 Ed. Dickerson 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 provided by law as in case of sales of land 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, in me 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 Dickerson or his assigns. The said Dickerson is entitled to the rents and shall pay the taxes on said property for the year 1925.

WITNESS my signature and seal, this 20<sup>th</sup> day of February A.D. 1925.

Lillian S. Luckett (Seal)

\$1.00 revenue stamp attached & cancelled) (Seal)

STATE OF MISSISSIPPI,

Madison County,  
Canton  
in and for said County and State,

Personally appeared before me, Robert H. Powell, a Notary Public in and for

Lillian S. Luckett

who acknowledged

that she signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as her act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 20 day of February A.D. 1925.

(SEAL) Robt. H. Powell, Notary Public.

All other parts of this Deed canceled  
with handwritten note: Transferred by James O. Sutherland