

~~All notes & vendor's liens are hereby
Satisfied by Authority in Power of Attorney from Robert Virginie Howard filed for
Record Feb 27, 1932 Recorded Book P. J. tape 373~~

Principal £550.00 & C/B

Pearl Reid - Virginia Howard

Robert Howard

To } Deed

Luke Thompson

Principal \$535.00 @ 6%

In Consideration of the sum of One Hundred, fifty & No/100 DOLLARS,
cash in hand paid us by Luke Thompson the receipt of which is
hereby acknowledged, and of the further sum of (\\$615.28) Six Hundred, fifteen & 28/100 DOLLARS,
due us by him as is evidenced by his promissory notes of even date herewith,
due and payable to our order, as follows, viz:

One Note for \$ 165.85	Due	one year	after date.
One Note for \$ 157.83	Due	two years	after date.
One Note for \$ 149.81	Due	three years	after date.
One Note for \$ 141.79	Due	four 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.
One Note for \$	Due		after date.
One Note for \$	Due		after date.
One Note for \$	Due	six	after date.

Each of said notes bearing interest after its respective maturity at the rate of 6 $\frac{1}{2}$ per cent. per annum, and 10 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. We, Pearl Reich & Virginia Howard do hereby convey and warrant unto the said Luke Thompson forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot No. 48, on the West side of First Ave., of Firebaugh's First Addition to the City of Canton, a plat of which addition being on file in the Chancery Clerk's office for Madison County, Mississippi.

We intend and do hereby convey the same lot that was conveyed to our mother Emma Manney by John N. Francis shown by deed from him to her of Nov. 26, 1912 which is duly recorded in Book UUU on page 245 in the Chancery Clerk's office for said County. Our Mother died intestate on Feb. 11, 1925 seized and possessed of the above lot and left us, the Grantors herein as her only heirs at law, as her first husband Wesley Richards died about 24 years ago and her second husband, Dave Manney died about three years ago.

We further guarantee that there are no debts against her estate at this time.

The above property is not our homestead, but Robert Howard signs anyway as the husband of Virginia Howard.

The said Thompson by the acceptance of this deed hereby agrees to keep said property insured against loss by fire and tornado, in a sum not less than \$500.00 of each in a Company acceptable to the Grantors herein, with the loss clause payable to the said

We or our, or I, or my assigns may become the Purchaser or Purchasers at any sale made under this. Should default be made in the payment of either of said promissory notes when due, then we or my assigns can in our or our 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 we and my assigns hereby retain a vendor's lien upon said property and the
said Thompson by the acceptance of this deed intends to make our
and acknowledge a lien upon said property in the nature of a mortgage, with power of sale in us or my assigns, and we
~~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} days' 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 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 con-
veyance; and from the proceeds of said sale, we 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
we or my assigns shall pay it over to the said Thompson or his assigns. The said Thompson
is entitled to the rents and shall pay the taxes on said property for the year 19-25.

WITNESS our signatures and seals, this 18th day of April, A. D. 1925.

• 22 Leszek Kowalski

\$1.00 revenue stamp attached & cancelled)

STATE OF MISSISSIPPI, } ss.
Madison County, Canton Personally appeared before me, Robert H. Powell, a Notary Public of Canton,
in and for said County and State, Pearl Reid, 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

WITNESS my hand and official seal, this the 18 day of April, A.D. 1925.

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