

Maud Lee Tucker McPherson  
 A. K. Foot  
 To } Deed  
 Modica Tucker

Filed for Record at 2:30 o'clock P. M., the 18  
 day of Nov 1924.  
 Recorded the 21 day of Nov 1924.  
 W. B. Jones, Chancery Clerk.  
 By A. O. Sutherland, D. C.

Principal of loan \$328.52

In Consideration of the sum of - - One - - - - DOLLARS,  
 cash in hand paid us by Modica Tucker the receipt of which is  
 hereby acknowledged, and of the further sum of - - Three Hundred & Sixty-Seven 92/100 DOLLARS,  
 due us by him as is evidenced by his three promissory notes of even date herewith,  
 due and payable to our order, as follows, viz:

One Note for \$ 129.21	Due one year	after date.
One Note for \$ 122.64	Due two years	after date.
One Note for \$ 116.07	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.
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. We Maud Lee Tucker McPherson & A.K. Foot do hereby convey and warrant unto the said Modica Tucker forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Our undivided one fourth interest of in & to the 43 acres off of the South end of 54 acres off of the North end of W $\frac{1}{2}$  SW $\frac{1}{4}$  of Sec. 35 & 10 acres off of East side of SW $\frac{1}{4}$  NE $\frac{1}{4}$  & the Diagonal Northwest half of E $\frac{1}{2}$  NE $\frac{1}{4}$  of Sec. 34 all in Town 10 Range 2 East, said Diagonal line runs from the North East to the South West corner of said E $\frac{1}{2}$  NE $\frac{1}{4}$  of said Sec. 34, containing in all 93 acres more or less.

Said lands are not our Homestead.

Said land was allotted to us by Decree of the Chancery Court of said Co. in Cause No. 8471

We, or our, or I, or my assigns may become the Purchaser 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 we or my assigns can in our 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 we and my assigns hereby retain a vendor's lien upon said property and the said Modica Tucker 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 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' 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 lands 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, 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 Modica Tucker or his assigns. The said Modica Tucker 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 18th day of Nov A. D. 1924.

Maude Lee Tucker McPherson (Seal)  
 A.K. Foot (Seal)

STATE OF MISSISSIPPI,

ss.  
 Madison County, City of Canton Personally appeared before me, Robt. H. Powell, a Notary Public in & for said City in and for said County and State, Maud Lee Tucker McPherson & A.K. Foot who acknowledged that they signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as the fact and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the 18 day of Nov A. D. 1924

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