

The note described herein has been paid in full
this the 5th day of Oct 1927 ✓ John H Busse

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John H. Busse
W.B. Jones Clerk
To Deed V. L. T.
J.A. McGee
Virginia C. McGee

Filed for Record at 3.30 o'clock P.M., the 20
day of Sept 1926
Recorded the 2nd day of Oct 1926
W.B. Jones Chancery Clerk
By A.O. Sutherland D.C.

In Consideration of the sum of \$550.00, Five Hundred & Fifty & No/100 DOLLARS,
cash in hand paid me by J. A. & Virginia C. McGee the receipt of which is
hereby acknowledged, and of the further sum of \$500.00, Five Hundred & No/100 DOLLARS,
due me by them as is evidenced by their promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$500.00 Due May 14, 1927 after date.
One Note for \$ Due after date.

DATE

Each of said notes bearing interest after its respective maturity at the rate of six per cent per annum, and 10 per cent attorney's fees, if placed in the hands of a lawyer for collection after maturity I, John H. Busse do hereby convey and warrant unto the said J. A. McGee & Virginia C. McGee, husband and wife, forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot No. 14 in Block No. 1 of Busse-Dobson Subdivision to the City of Canton, Mississippi, a plat of which subdivision being on file in the Chancery Clerk's office for Madison County, Miss.

The Grantees herein by the acceptance of this deed, hereby agree to assume and pay all assessments and liens that may be made against the above described lot by the City of Canton, Mississippi.

The above property is not now and has never been my homestead.

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 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 J. A. & Virginia C. McGee 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 required by law as in case of sales of land under D.O.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, 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 J. A. & Virginia C. McGee or his assigns. The said J. A. & Virginia C. McGee are entitled to the rents and shall pay the taxes on said property for the year 1926.

WITNESS my signature and seal, this 14th day of September, A.D. 1926

John H. Busse (Seal)

(Seal)

Indiana

STATE OF MISSISSIPPI
Porter County
City of Canton

ss. Personally appeared before me, the undersigned Notary Public in & for said City in and for said County and State, JOHN H. BUSSE who acknowledged that he signed, sealed and delivered the foregoing instrument of writing on the day and year therein mentioned, as his act and deed and for the purpose therein expressed.

WITNESS my hand and official seal, this the day of September, A.D. 1926

(SEAL) J. Oliver Johnson, Notary Public

My commission expires July 14, 1927.