

Tucker P. T. House Jackson
Release Record Book

Lots 64 & 66 hereby released from U.L
by Authority of Recd a file Sept 28 - 1931

Louise P. Ricks

Filed for Record at 9:15 o'clock A.M., the 6

day of Oct 1927

Recorded the 7 day of Oct 1927

W.B. Jones Chancery Clerk

By A.O. Sutherland D.C.

Principal \$3000.00 at 6%.

In Consideration of the sum of One DOLLARS,
cash in hand paid me by Robert H. Powell the receipt of which is
hereby acknowledged, and of the further sum of Thirty Nine Hundred DOLLARS,
due me by him as is evidenced by his promissory notes of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$ 180.00	Due	One year	after date.
One Note for \$ 180.00	Due	two years	after date.
One Note for \$ 180.00	Due	three years	after date.
One Note for \$ 180.00	Due	Four years	after date.
One Note for \$ 3180.00	Due	five 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.

Each of said notes bearing interest after its respective maturity at the rate of Six per cent. per annum, and 15 per cent.

attorney's fees, if placed in the hands of a lawyer for collection after maturity I, Louise P. Ricks hereby convey and warrant unto the said Robert H. Powell forever, the following described

real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

My undivided one fourth interest of in and to Lots 64 and 66 on the north side of East Academy St. and lots 77 and 79 on the South side of East Peace St. and 8 ft. off of the East side of Lot 75 on the South side of said Peace St. said lots being described with reference to the map of said City prepared by George and Dunlap.

The above property is not my homestead.

I am one of the children of Sallie C. Powell deceased.

The said Robert H. Powell has the option of prepaying all of the said notes at any time and should he prepay them or any of them before maturity, then the interest not earned on such prepaid note or notes shall be deducted. The first 4 notes are interest notes.

I have received that portion of the personal property in the evidence that I want and the remainder thereof is owned by Robert H. Powell I can become the purchaser of said lands at any sale made under the provisions of this deed.

We or our, or I, or my assigns may become the Purchaser of purchasers at any sale made under this deed. (I hereby acknowledge that I own the

indebtedness secured hereby and said indebtedness and the sum owing the same are hereby remitted and kept alive. This April 3rd - 1932 - Robert H. Powell

attest: a. c. alewith clerk

By Leucile Sims, D.C.

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 Robert H. Powell 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 for sale of land under deed of 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 Robert H. Powell for his assigns. The said Robert H. Powell is entitled to the rents and shall pay the taxes on said property for the year 1927.

WITNESS my signature and seal, this 5th day of October, A.D. 1927

Louise P. Ricks

(Seal)

(Seal)

STATE OF MISSISSIPPI,

City of Canton } ss.
Madison County,
City in said
in and for said County and State,

Personally appeared before me J.S. Weatherby a Notary Public

Louise P. Ricks

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 5th day of October, A.D. 1927

J.S. Weatherby

Notary Public

(SEAL)