

Lydia C. Rice  
To/ D. & V/L  
Dr. T. E. Bowman

Filed for Record at 3:45 o'clock P. M., the 10th.  
day of February 1936  
Recorded the 11th day of February 1936  
A. C. Aisworth \* \* \* \* \* Chancery Clerk.  
By Mrs. Lucile Sims D. C.

In Consideration of the sum of Five & No/100 DOLLARS,  
cash in hand paid me by Dr. T. E. Bowman the receipt of which is  
hereby acknowledged, and of the further sum of (5317.40) Three hundred seventeen & no/100 DOLLARS,  
due me by him as is evidenced by his four promissory notes of even date herewith,  
due and payable to my order, as follows, viz:

|                               |                                    |
|-------------------------------|------------------------------------|
| One Note for \$ <u>85.56</u>  | Due <u>one year</u> after date.    |
| One Note for \$ <u>81.42</u>  | Due <u>two years</u> after date.   |
| One Note for \$ <u>77.28</u>  | Due <u>three years</u> after date. |
| One Note for \$ <u>73.14</u>  | Due <u>four years</u> after date.  |
| One Note for \$ <u>      </u> | Due <u>      </u> after date.      |
| One Note for \$ <u>      </u> | Due <u>      </u> after date.      |
| One Note for \$ <u>      </u> | Due <u>      </u> after date.      |
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| One Note for \$ <u>      </u> | Due <u>      </u> 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. quit claim  
attorney's fees, if placed in the hands of a lawyer for collection after maturity I, Lida C. Rice do hereby convey and warrant  
unto the said Dr. T. E. Bowman City of Canton forever, the following described  
real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning on the south side of Hill Street at a point 472 1/2 feet east of Liberty  
Street, then run south 160 feet to a stake, then run east 55 feet to a stake, then run  
North 160 feet to Hill Street, then run West along the South Side of Hill Street  
55 feet to the point of beginning.

I intend and do hereby convey the same property that was conveyed to me by Winston  
Ward and Letitia Ward by their deed dated Feb. 11, 1933 and which was their homestead.

The above property has been pointed out be me to said Grantee.

The Grantee reserves the right to prepay either or all of said notes at any time and  
in case he should do so all unearned interest shall be deducted.

The Grantee by the acceptance of this deed promises to keep the building upon said prop-  
erty insured against loss by fire and tornado in a sum not less than \$200.00 of each  
in a company acceptable to me with the loss clause payable to me.

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

We or our, or I, or my assigns may become the purchaser or purchasers at any sale under  
this deed.

Should default be made in the payment of either of said promissory notes when due, then        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 here-  
inafter provided.

To secure the payment of said notes I and my assigns hereby retain a vendor's lien upon said property and the  
said Dr. T. E. Bowman 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  
and by publication as is required by law as in case of sales of lands 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, 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 Dr. T. E. Bowman or his assigns. The said Grantee  
is entitled to the rents and shall pay the taxes on said property for the year 1934.

WITNESS my signature and seal, this 22nd day of January, A. D. 1934

Lida C. Rice (Seal)  
(Seal)

STATE OF MISSISSIPPI,

Madison County,

ss.

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

in and for said County and State, Lida C. Rice 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 22nd day of January, A. D. 1936

(seal)

Robt. Powell  
Notary Public