

A. Boggs

To } Deed

Alex White

Filed for Record at 1:15 o'clock P.M., the 23
 day of March 1927
 Recorded the 29 day of March 1927.
 W. B. Jones Chancery Clerk
 By H. D. Lane D.C.

In Consideration of the sum of One DOLLARS.
 cash in hand paid me by Alex White the receipt of which is
 hereby acknowledged, and of the further sum of Seven Hundred & Eight DOLLARS,
 due me by him as is evidenced by his 5 promissory notes of even date herewith,
 due and payable to my order, as follows, viz:

One Note for \$ 156.00	Due	One year	after date.
One Note for \$ 148.80	Due	Two years	after date.
One Note for \$ 141.60	Due	Three years	after date.
One Note for \$ 134.40	Due	Four years	after date.
One Note for \$ 127.20	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, A. BOGGS do hereby convey and warrant unto the said Alex White forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

NE^E SE^{1/4} of Section 31 Town 9 Range 3 East But I reserve all merchantable timber on said lands for the period of one year & 3 months from this date only.

I have the right or my assigns, to enter upon & cut & remove said merchantable trees & timber only for one year & 3 mos., from this date & all trees & timber not cut & removed from said lands within one year & 3 mos from this date, shall belong to said white or his assigns: Time is of the essence of this reservation.

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 White 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 three 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 sales of land 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, 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 White or his assigns. The said White 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 March A.D. 1927.

A. Boggs

(Seal)

(Seal)

STATE OF MISSISSIPPI,
 Madison County
 City of Canton
 City in said
 in and for said County and State,

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

A. BOGGS

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 22nd day of March A.D. 1927.

(SEAL)

Robt. H. Powell, Notary Public