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TICKLER-PRINTING HOUSE JACKSON, MISS.

Virgeon Alfred

Filed for Record at 1.55 o'clock P. M., the 19

day of Nov 1927

To { Deed

Recorded the 28 day of Nov 1927

Faith Kelly

W.B. Jones Chancery Clerk

By D. C.

In Consideration of the sum of One hundred DOLLARS,
 cash in hand paid me by Faith Kelly the receipt of which is
 hereby acknowledged, and of the further sum of Sixty three 60/100 DOLLARS,
 due me by her as is evidenced by her one promissory notes of even date herewith,
 due and payable to my order, as follows, viz:

One Note for \$ <u>63.60</u>	Due <u>One year</u>	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.
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 6 per cent. per annum, and 15 per cent. attorney's fees, if placed in the hands of a lawyer for collection after maturity. I Virgil Alfred do hereby convey and warrant unto the said Faith Kelly forever, the following described real estate, lying and being situated in City of Canton Madison County, State of Mississippi, to-wit:

Beginning ^{on} as the West margin of South Union Street at the South East corner of
Nettie Jackson Lot at a stake driven in the West margin of said Street and run thence
South along the West margin of Union Street 70 feet to a stake and thence West 100 feet
to a stake and thence North 70 feet to a stake and thence East 100 feet along the
South margin of said Jackson Lot to Union Street the point of beginning.

Said Lot 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 Kelly 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 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 Kelly or his assigns. The said Alfred is entitled to the rents and shall pay the taxes on said property for the year 1927.

WITNESS my signature and seal, this 15 day of November, A. D. 1927

Virgeon Alfred (Seal)

(Seal)

STATE OF MISSISSIPPI,

City of Canton

Madison County,

in and for said County and State,

Personally appeared before me, A Notary Public

Virgeon Alfred

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 19th day of Nov, A. D. 1927

Robert H. Powell

(SEAL)

Notary Public