

The Vendor's Lien returned in this deed has been fully paid, satisfied and cancelled, and the indebtedness mentioned herein fully discharged. This the 5th day of October, 1937

Attest: Mrs. J. H. Hales

Transfer

Perle W. Thompson

Attest: A. C. Alsworth, Clerk

Filed for Record at 3:40 o'clock P. M., the 10th day of February, 1936

By Lucile Sims, D. C.

To: Deed To W.D. & V/L.

Recorded the 11th day of February 1936

A. C. Alsworth Chancery Clerk.

Kittie Belle O. Riddick

By Mrs. Lucile Sims D. C.

In Consideration of the sum of One and no/100 DOLLARS, cash in hand paid me by Kittie Belle O. Riddick the receipt of which is hereby acknowledged, and of the further sum of \$547.27 Six hundred & forty seven & 27/100 DOLLARS, due me by her as is evidenced by her three promissory notes of even date herewith, due and payable to my order, as follows, viz:

- One Note for \$ 50.25 Due March 3, 1936 after date.
- One Note for \$ 50.50 Due April 3, 1936 after date.
- One Note for \$ 546.32 Due May 3, 1936 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.

Cancelled
15.50
7/6/36
A. C. Alsworth, Clerk
J. H. Hales

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, Perle W. Thompson hereby convey and warrant unto the said Kittie Belle O. Riddick forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 37 on the East side of First Avenue in Firebaugh's First Addition to the City of Canton, a map of which is recorded in Plat Book on Page 19 in the Chancery Clerk's office for Madison County, Mississippi.

Lots 24 and 26 in Block 2 in Firebaugh's Second Addition to the City of Canton, a map of which is recorded in Plat Book on Page 22 in the Chancery Clerk's office for said County. The said Riddick by the acceptance of this deed covenants and promises to keep the building upon the above described property insured against loss by fire and tornado in a sum not less than \$700.00 of each in a company acceptable to Perle W. Thompson, with the loss clause payable to Perle W. Thompson and the said Riddick promises to pay when due all legal taxes assessed against said property. Should she not keep said property insured as aforesaid, or should she fail to pay said taxes as aforesaid, then the said Perle W. Thompson or her assigns can in her option insure said property or pay said taxes, and the sums of money so paid out shall be and are hereby secured by this instrument upon said property hereby conveyed and all such money shall bear interest from the time of such payments at the rate of 6% per annum.

The above is no part of my homestead property. If this lien is foreclosed as hereinafter provided, then we, or our, or I, or my assigns may become the purchaser or purchasers of said property 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 Riddick 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 Riddick or his assigns. The said Riddick is entitled to the rents and shall pay the taxes on said property for the year 1936.

WITNESS my signature and seal this 3rd day of February A. D. 1936
Perle W. Thompson (Seal)

STATE OF MISSISSIPPI,

Madison County,

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

in and for said County and State, Perle W. Thompson 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 10th day of February A. D. 1936

Robt. H. Powell
Notary Public

(seal)

This indebtedness has been reduced to \$50.40 on July 6-1936 and I have transferred note to Perle W. Thompson. Note # max two have been transferred to me and cancelled and handed to Perle W. Thompson. 7/6/36