

Instrument satisfied by mortgage
of the property to J. W. Rogers
and filed 10/10/32 ✓✓✓

J. W. Rogers
To W.D. & V.L. To Deed
Ida L. Purviance

Filed for Record at 11:45 o'clock A.M. the 20
day of July 1929
Recorded the 20 day of July 1929
W.B. Jones Chancery Clerk.
By A.O. Sutherland D. C.

Prim. \$4078.00 at 6%
In Consideration of the sum of Ten & No/100 DOLLARS,
cash in hand paid me by Ida L. Purviance the receipt of which is
hereby acknowledged, and of the further sum of \$4078.00, Four Thousand & Seventy-eight & No/100 DOLLARS,
due me by her as is evidenced by her one promissory note of even date herewith,
due and payable to my order, as follows, viz:

One Note for \$4078.00 Due and payable as follows after date On the 1st
day of September 1929 & on the first day of each month thereafter the sum of \$40.00
until sufficient payments of said sum have been made to repay to me or my assigns the
principal sum of \$4078.00 together with six per cent interest per annum thereon from
this date and the interest shall be paid annually, after date.
One Note for \$ after date.
One Note for \$ after date.
One Note for \$ after date.
One Note for \$ after date.
One Note for \$ after date.
One Note for \$ 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, J. W. Rogers do hereby convey and warrant
unto the said Ida L. Purviance forever, the following described
real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Beginning at an iron stake in the eastern boundary line of Monroe St., at the
Northwest corner of the E.V. Spruill land and at the southwest corner of Gustav Hansen's
residence lot and run thence North along the eastern edge of said Monroe Street 65 feet,
to an iron stake, and then run east 122 feet more or less, to a wire fence, now on said
Hansen lot and then run south 65 feet to the said Spruill land and then run west to the
point of beginning.

I intend and do hereby convey the same lot that was conveyed to me this date by
Gustav and Neva P. Hansen.

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

The said Purviance by the acceptance of this deed covenants and promises to keep
the buildings upon said property insured against loss by fire and tornado in a sum not
less than \$3500.00 of each in a Company acceptable to J. W. Rogers and with the loss
clause payable to J. W. Rogers. There is a mortgage on the above property in favor
of Lida C. Rice & Nella C. Imlay, given by me on this date for the sum of \$2500.00 & 6%
interest per annum thereon, which mortgage shall be paid by me as the notes mature, refer-
ence to which mortgage, which is now of record will more fully appear. It is also under-
stood and agreed that I am to allow to the said Ida L. Purviance at the end of every twelve
months, interest credits at the rate of six per cent per annum on all payments which she
makes to me during said twelve months, and said interest credits shall be credited on the
note described above. It is further agreed that the said Ida L. Purviance may pre-pay all
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 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 Ida L. Purviance 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 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 Purviance or her assigns. The said Ida L. Purviance
is entitled to the rents and shall pay the taxes on said property for the year 1929.

WITNESS my signature and seal, this 9th day of July, A. D. 1929.
or any part of this note on the first of any J. W. Rogers (Seal)
month. We or our or I or my assigns may become (Seal)
the purchaser or purchasers at any sale made under
this deed.

STATE OF MISSISSIPPI, }
Madison County, } ss. Personally appeared before me, Robert H. Powell, a Notary Public of Canton.
City of Canton }
in and for said County and State, J. W. Rogers, 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 20th day of July, A. D. 1929.
(SEAL) Robt. H. Powell, Notary Public