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TRUCKER-PRINTING-HOUSE JACKSON MISS.

Fannie G. Powell

Filed for Record at 4 o'clock P. M. the 17

day of Oct 1927

To } Deed

Recorded the 18 day of Oct 1927

Ruth Johnson

W.B. Jones

Chancery Clerk

By A.O. Sutherland

D. C.

In Consideration of the sum of Twenty & No/100

DOLLARS,

cash in hand paid me by Ruth Johnson the receipt of which is

hereby acknowledged, and of the further sum of \$130.00 - One Hundred & Thirty & No/100 DOLLARS,

due me by her as is evidenced by her 13 promissory notes of even date herewith,

due and payable to my order, as follows, viz:

One Note for \$ 10.00	Due one month	after date.
One Note for \$ 10.00	Due two months	after date.
One Note for \$ 10.00	Due three months	after date.
One Note for \$ 10.00	Due four months	after date.
One Note for \$ 10.00	Due five months	after date.
One Note for \$ 10.00	Due six months	after date.
One Note for \$ 10.00	Due seven months	after date.
One Note for \$ 10.00	Due eight months	after date.
One Note for \$ 10.00	Due nine months	after date.
One Note for \$ 10.00	Due ten months	after date.
One Note for \$ 10.00	Due eleven months	after date.
One Note for \$ 10.00	Due twelve months	after date.
One Note for \$ 10.00	Due thirteen months	after date.

Each of said notes bearing interest after ~~its respective maturity~~ date 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, Fannie G. Powell do hereby convey and warrant unto the said Ruth Johnson City of Canton forever, the following described real estate, lying and being situated in Madison County, State of Mississippi, to-wit:

Lot No. 4 on the West side of South Union street when described with reference to Garrison's subdivision to the city of Canton, Miss., a plat of which subdivision being on file in the Chancery Clerk's office for said County, reference to which being had will more fully appear.

The above lot has been staked out by the grantor and the grantee and is 45 feet North and south and 142 1/2 feet East & West.

We or our or I or my assigns may become the purchaser or purchasers at any sale made 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 Johnson 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 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 Johnson or his assigns. The said Fannie G. Powell is entitled to the rents and shall pay the taxes on said property for the year 1927.

WITNESS my signature and seal, this 17th day of October, A. D. 1927.

Fannie G. Powell (Seal)

(Seal)

STATE OF MISSISSIPPI,

Madison County,

ss.

Personally appeared before me, Robert E. Powell, Notary Public of Canton

in and for said County and State,

Fannie G. Powell, widow

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 17th day of October, A. D. 1927.

(SEAL) Robt. E. Powell, Notary Public.