

M. L. Holliday

To Deed
A. E. Snuggs

Filed for Record at 9:30 o'clock A. M., the 6
 day of Jan 1927
 Recorded the 17 day of Jan 1927
 W. B. Jones Chancery Clerk.
 By A. O. Sutherland D. C.

In Consideration of the sum of - - - - One - - - - and No/100 - - - - DOLLARS,
 cash in hand paid me by A. E. Snuggs - the receipt of which is
 hereby acknowledged, and of the further sum of \$4000.00, Four Thousand & No/100 - - - - DOLLARS,
 due me by him as is evidenced by his one promissory notes of even date herewith,
 due and payable to my order, as follows, viz:

One Note for \$4000.00 Due & payable at the rate of after date \$50.00 per
 month, beginning February 1st, 1927 and continue making said \$50.00 payments until sufficient
 payments of said sum have been made to repay to me the principal sum of \$4000.00 together
 with six per cent interest thereon. 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.

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, M. L. Holliday, widow
 unto the said A. E. Snuggs forever, the following described

City of Canton
 real estate, lying and being situated in Madison County, State of Mississippi, to-wit:
 Beginning on the south side of E. Academy St., at the Northeast corner of what is known as
 the J. W. Maxwell Lot and running east along said street 88 ft., to a stake, and thence south
 217-1/2 ft., to a stake, and thence West, 188 ft., to an alley, thence north 17-1/2 ft. to the
 southwest corner of the said Maxwell Lot, thence along the south side of said Maxwell lot
 100 ft., thence north 200 ft., along the east side of said Maxwell lot to point of beginning.

I intend and do hereby convey the same property, that was conveyed to me by M. Y. Stone
 on October 30, 1906, as shown by deed recorded in Book PPP on page 438 in the Chancery
 Clerk's office for said County, and under the same provision in regard to ingress and egress
 from the alley in the rear of said property to the lot just east of the above described
 property, which was formerly owned by Mrs. M. Y. Stone, and which was conveyed by her to Mrs.
 S. K. Brown, by deed dated Nov. 1, 1911, and recorded in Book TTT on page 305 in said
 Clerk's office.

It is agreed that the said Snuggs may pay any amount over and above the sum of \$50.00 per
 month and all of said amounts shall be credited on the said note. It is further agreed
 that the said Snuggs shall receive at the end of every twelve months, interest credits at
 the rate of 6% per annum on all payments which he may make during said 12 months and said
 interest credits shall be applied on the note described herein.

The said Snuggs by the acceptance of this deed hereby agrees to keep the residence on the
 above described property insured against loss by fire, and tornado in a sum not less than
 \$4000.00 of each in a company acceptable to W. H. Powell, Trustee, with the loss clause payable
 to said W. H. Powell, Trustee. I hereby agree to apply all payments made to me by said
 Snuggs on my indebtedness to Mary P. Jiggitts, until her D.T., has been paid in full.
 We or our, or I, or my assigns may become the Purchaser or Purchasers at any sale made under
 this deed.

payments on said
 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 Snuggs 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 Snuggs or his assigns. The said Snuggs

is entitled to the rents and shall pay the taxes on said property for the year 19 27
 WITNESS my signature and seal this 5th day of January A. D. 19 27.

M. L. Holliday (Seal)
 (Seal)

STATE OF MISSISSIPPI,
 Madison County
 City of Canton } ss.

Personally appeared before me, Robert H. Powell, a Notary Public of Canton
 M. L. Holliday, a widow,
 in and for said County and State, 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 5th day of January A. D. 19 27
 (SEAL) Robert H. Powell, Notary Public