INSTALLMENT DEED

1045

FOR AND IN CONSIDERATION of the sum of FIFTEEN HUNDRED AND NO/100 ($1500.00) --- DOLLARS

of which TWO HUNDRED AND NO/100 ($200.00) DOLLARS has been paid in cash by R.L. FRASER AND WIFE, ZORA ANN FRASER, the receipt of which is hereby acknowledged, and for the remainder THIRTEEN HUNDRED AND NO/100 DOLLARS

the said R.L. FRASER AND WIFE, ZORA ANN FRASER

EXECUTED THEIR NOTE FOR SAXD SUM OF $1300.00),THE SAME BEARING INTEREST AT THE RATE OF SIX PER CENTUM PER ANNUM, PAYABLE PRINCIPAL AND INTEREST IN MONTHLY INSTALLMENTS OF TWENTY FIVE AND NO/100 ($25.00)DOLLARS, THE FIRST INSTALLMENT TO BE DUE OCTOBER 14TH,1939, AND ONOTHER LIKE SUM ON THE SAME DAY OF EACH SUCCEEDING MONTH UNTIL THE MATURITY OF THE ENTIRE DEBT, PRINCIPAL AND INTEREST; PAYMENTS TO BE APPLIED FIRST TO THE INTEREST ON THE UNPAID BALANCE AND REMAINDER TO PRINCIPAL. EXTRA PAYMENTS MAY BE MADE AT ANY TIME AND INTEREST WILL BE CHARGED ONLY ON THE UNPAID BALANCE.
SAID NOTE ALSO PROVIDES THAT TIME IS OF THE ESSENCE OF THE CONTRACT AND THAT IN THE EVENT OF DEFAULT IN THE PAYMENT OF ANY INSTALLMENT FOR A PERIOD OF THIRTY DAYS, THE HOLDER OF SAID NOTE MAY AT IT'S OPTION DECLARE THE ENTIRE REMAINDER OF THE DEBT, PRINCIPAL AND INTEREST IMMEDIATELY DUE AND COLLECTIBLE AND PROCEED AT ONCE TO FORECLOSE, AND ANY FILURE TO EXERCISE SAID OPTION SHALL NOT CONSTITUTE A WAIVER OF THE RIGHT TO EXERCISE THE OPTION AT ANY OTHER TIME.

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all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest and attorney's fees, a lien is expressly retained on the land herein conveyed

GENERAL SECURITIES COMPANY, A TENNESSEE CORPORATION WITH ITS PRINCIPAL OFFICE IN NASHVILLE, TENNESSEE, HAS

have this day bargained and sold, and do hereby transfer and convey, unto the said R.L.FRASER AND WIFE,ZORA ANN FRASER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING LOT NO.203 ON THE MAP OF EAST EDGEFIELD ADDITION, OF RECORD IN BOOK 21, PAGE 153, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO.203 FRONTS 50 FEET ON THE WESTERLY SIDE OF SOUTH 11TH STREET, AND RUNS BACK BETWEEN LINES 185 FEET 8 INCHES ON THE NORTHERLY LINE AND 187 FEET 4 INCHES ON THE SOUTHERLY LINE TO AN ALLEY ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO GENERAL SECURITIES COMPANY BY DEED FROM E.E. SMITH, TRUSTEE, OF RECORD IN BOOK 892, PAGE 756, SAID REGISTER'S OFFICE.

I declare that I am the true and authorized agent of the grantor herein and that the consideration stated herein is true and correct, to the best of my knowledge, information and belief, and hereby acknowledge the instrument to be executed without fraud for the purpose of evading the payment of taxes due the same in full. This ____ day of ____, 1939.

Attorney or Affiant

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said R.L. FRASER AND WIFE, ZORA ANN FRASER, THEIR heirs and assigns, forever, IT covenant that IT IS lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

EXCEPT TAXES FOR 1939 WHICH HAVE BEEN PRORATED AND ASSUMED BY THE THE GRANTEES.

WE further covenant and bind ITSELF IT'S SUCCESSORS ~~heirs~~ and representatives, to warrant and forever defend the title to said real estate to said R.L. FRASER AND WIFE, ZORA ANN FRASER, THEIR heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE, the said R.L. FRASER AND WIFE, ZORA ANN FRASER do hereby transfer and convey unto L.M.WOOD, Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.