

TO: THE CHANCERY CLERK OF DeSoto COUNTY, MISSISSIPPI

FROM: MISSISSIPPI VALLEY GAS COMPANY

7977 Hwy 51 North

Southaven, MS. 38671

(Local Office Address)

(601) 393-7083

(Local Office Telephone Number)

RECEIVED & FILED  
W. E. DAVIS  
CHANCERY CLERK  
DE SOTO COUNTY  
HERNANDO, MISS.  
JAN 24 11 58 AM '97  
# 146-1-97

The attached copy of a Sales Ticket and Security Agreement is filed in lieu of a  
UCC-1 Financing Statement. This is a "fixture filing" under MCA §75-9-4-2 and should  
be filed in the appropriate land records. The filing should be indexed as follows:

Lot _____	Lot <u>139</u>	Section _____
Block _____	Subdivision <u>Churchwood</u>	Township _____
	<u>Estates</u>	Range _____
		Quarter _____
		Section _____

A full legal description of the real estate involved is:

( ) Attached Deed Book 131 Page 354

OR

(X) as follows:

Legal description of property where located

Lot 139, Section A, Churchwood Estates Subdivision, in  
Section 2, Township 2 South, Range 8 West, in the City  
of Horn Lake, DeSoto County, Mississippi, as shown by the  
plat appearing of record in Plat Book 12, Page 45-46 in  
the office of the Chancery Clerk of DeSoto County,  
Mississippi.

BOOK 882 PAGE 745  
 CONTRACT NO. A 10625

INSTALLMENT CONTRACT AND SECURITY AGREEMENT



MISSISSIPPI VALLEY GAS COMPANY

7977 Hwy 51 N.  
 ADDRESS: Southaven MS 38671  
 CITY: Southaven STATE: MS COUNTY: 17 ZIP: 38671  
 A: BUYERS NAME: Johnson, William G.  
 STREET: 5630 Tisington  
 CITY: Horn Lake MS 38637  
 STATE: MS COUNTY: 17 ZIP: 38637

TO BE COMPLETED BY MVG

ACCOUNT NUMBER										DATE		
100 19126 1 11 4 97												
TC	OP	CARD			TOWN			TYPE	CLASS			
45	1	10000			88			1				
B. Baskin										EMP. NO. 1159		
399610005										DATE		

This Agreement establishes the terms under which the undersigned Buyer will purchase from the named Seller/Installer certain equipment and Mississippi Valley Gas Company (hereinafter referred to as "Company") will advance, and pay in full, costs of such equipment to Seller/Installer and allow Buyer to reimburse Company such costs on an installment basis. The parties agree as follows:

B: EQUIPMENT DESCRIPTION AND COST

QUANTITY	DESCRIPTION	AMOUNT
1	Furnace GUNTO75AD12W	750.00
	# L963053480	
1	Coil Hwy St #2236A2252102	225.00
1	Drain Pan 30"	30.00
1	Air Seal Filter 3-7-35	164.00
	Misc pts & mat	80.00
	INSTALLATION	351.00
	SUB-TOTAL	1600.00

D: TERMS OF PAYMENT

DESCRIPTION	AMOUNT
1. ITEMIZATION OF AMOUNT FINANCED	1600.00
A. (SUB-TOTAL AT LEFT)	
B. SALES TAX @ 7% TAX CODE 5	112.00
C. CASH PRICE	1712.00
D. CASH DOWN PAYMENT	0
E. UNPAID BALANCE OF CASH PRICE	1712.00
SECURITY INTEREST RECORDING FEE PAID TO PUBLIC OFFICIAL	21.00
2. AMOUNT FINANCED - THE AMOUNT OF CREDIT PROVIDED TO YOU OR ON YOUR BEHALF	1733.00
FINANCE CHARGE - THE DOLLAR AMOUNT THE CREDIT WILL COST YOU	366.77
4. TOTAL OF PAYMENTS - THE AMOUNT YOU WILL HAVE PAID AFTER YOU HAVE MADE ALL PAYMENTS AS SCHEDULED	2099.77
5. TOTAL SALE PRICE - THE TOTAL COST OF YOUR PURCHASE ON CREDIT, INCLUDING YOUR DOWN PAYMENT OF \$ 0	2099.77
ANNUAL PERCENTAGE RATE THE COST OF YOUR CREDIT AS A YEARLY RATE	9.75%

FOR OFFICE USE ONLY

C: Seller/Installer  
 Name: Walls Refrigeration  
 Address: 2564 Chesterfield  
 City: Southaven, MS Zip: 38671

Requested By: B. Baskin Date: 11-4-97  
 Approved By: J. Wall Date: 1-30-98  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

1420 500 VENDOR NO. 319610 1712.00

SECURITY: YOU ARE GIVING A SECURITY INTEREST IN

THE PURCHASED EQUIPMENT LOCATED AT 5630 Tisington

YOUR HOME AT \_\_\_\_\_

DESCRIPTION CODE	TOTAL NUMBER OF PAYMENTS	PAYMENTS BEGIN MO YR	FINANCE CHARGE INSTALLMENTS	MONTHLY PAYMENT AMOUNT
6 1	48	1 97	7 61	43 75

BUYER AGREES TO PAY THE "TOTAL OF PAYMENTS" SHOWN ABOVE IN 48 MONTHLY INSTALLMENTS AS FOLLOWS: PAYMENTS OF \$43.75 AND A FINAL PAYMENT OF \$43.52, THE FIRST INSTALLMENT BEING PAYABLE ON THE DATE OF THE BUYER'S FIRST REGULAR MONTHLY GAS BILL AFTER THE DATE OF THIS CONTRACT AND SUBSEQUENT PAYMENTS DUE VIA SUBSEQUENT AND CONSECUTIVE GAS SERVICE BILLS UNTIL PAID IN FULL.

The Parties further agree that the terms and conditions on the reverse side hereof shall govern this contract.

BUYER: William G. Johnson  
 S.S. #: 587-82-4353  
 DATE: 1/29/97  
 CO-BUYER: Susan F. Johnson  
 S.S. #: 587-32-4257  
 DATE: 1/29/97

SELLER/INSTALLER  
 NAME: Walls Refrigeration  
 BY: James Wall  
 TITLE: Owner  
 DATE: 1-29-97

MISSISSIPPI VALLEY GAS COMPANY  
 BY: \_\_\_\_\_  
 TITLE: District Manager  
 DATE: 1-30-97

**NOTICE: SEE OTHER SIDE FOR IMPORTANT INFORMATION**

Seller/Installer shall invoice Company the amount identified in Section C of the contract. Company will not pay sales tax on Seller/Installer's behalf and any sales tax due shall be paid directly by Seller/Installer to the Mississippi State Tax Commission.

It is agreed that equipment and installation warranties, if any, are offered by the Seller/Installer and not by Company, and all such matters shall be addressed directly between the Buyer and the Seller/Installer. Buyer and Seller/Installer hereby release Company from any liability related to the sale, installation or the associated warranties.

1. Buyer hereby grants to Company a purchase money security interest under the Mississippi Uniform Commercial Code to secure the payment of the indebtedness evidenced above, and Buyer's performance of the items provided here in and to the equipment and the proceeds thereof. Buyer hereby assigns to Company monies payable under any property insurance required herein, including returned or unearned premiums, and Company is hereby authorized to receive and collect same, or settle any claim with respect thereto. Buyer further agrees that Company shall have the right to set off said balance against any funds due Buyer from Company should Buyer be in default hereunder.

2. **IT IS AGREED THAT THE EQUIPMENT SHALL REMAIN PERSONAL PROPERTY NOTWITHSTANDING THE MODE OF ITS ATTACHMENT TO REALTY OR OTHER PROPERTY.** This Security Agreement may cover goods that are to become fixtures and is to be filed for record in the real estate records. A copy of this Security Agreement may be filed in lieu of a UCC-1 Financing Statement pursuant to MCA 75-9-402(1)(5). Company and Seller/Installer claim a security interest in the equipment only and disclaim any related security interest in Buyer's principal dwelling unless a right of recision is given as required by law.

3. Buyer warrants and represents that Buyer is a residential or commercial customer of Company receiving gas service and holding legal title to the real property at the address where the equipment is installed. Buyer agrees that the equipment shall not be removed from the location where originally installed without Company's written consent. In the event the real property upon which the above described equipment is installed, is sold or otherwise transferred by Buyer to another person or entity, the Company shall be entitled to the immediate payment of the principal balance of indebtedness outstanding at the time of such sale or transfer. Buyer shall be considered in default if such balance is not paid within 30 days of such transfer. Buyer shall keep equipment in good repair and condition and insured against all perils.

4. Should the Buyer default in the payment of any installment hereunder for as long as 30 days after the same is due and payable, the Company may, at its option, declare all remaining installments immediately due and owing and may enforce collection in any lawful manner. As an additional remedy, and without impairing any other remedy it may have, the Company may enter upon Buyer's premises in any lawful manner and repossess any of said property for which payments are in default, and may sell the same at public or private sale or may retain the same in satisfaction of the debt. The proceeds of any such sale shall be applied first to the cost of repossession and sale, then to the balance due under this Contract, and the remainder, if any, shall be paid to Buyer.

5. In case of any default, the Buyer agrees to pay interest from the date of default at the annual percentage rate stated in the Contract, and all costs of collection, including a reasonable attorney's fee, whether or not suit is instituted. Presentment for payment, demand, notice of dishonor, protest, notice of protest, and any homestead or personal property exemption addressed by the laws of any state, are hereby waived by the Buyer. Failure by the holder hereof to exercise any option granted it hereunder, shall not constitute a waiver of future rights.

6. The entire agreement between the Buyer and Company is provided herein and any representations, warranties or agreements not contained herein, shall not obligate Company in any way. This agreement shall apply and be binding upon Buyer, his heirs, personal representatives, successors and assigns, but may not be assigned by Buyer without the written consent of Company. The Buyer has the right at any time to pay in advance the unpaid balance due under this Contract, and shall be entitled to adjustments for finance charges not yet accrued.

**NOTICE**

**ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.**

**DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT, OR IF IT CONTAINS ANY BLANK SPACES. YOU ARE ENTITLED TO AN EXACT COPY OF THIS CONTRACT YOU SIGN.**

**BUYER ACKNOWLEDGES THAT BEFORE SIGNING THE CONTRACT WAS COMPLETE AND ALL BLANKS WERE COMPLETELY FILLED IN. BUYER AUTHORIZES COMPANY TO CHECK HIS/HER CREDIT AND EMPLOYMENT HISTORY**