

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

No. 1472

ABSTRACT OF TITLE

OF

Lands of Eva. V. Perry and husband, S.J. Perry

Jamesville

Township ~~Witt~~ Martin

County,

(Note: Give location of land abstracted here.)

STATE OF NORTH CAROLINA

DESCRIPTION

All that certain tract, peice or parcel of land containing 150 acres, more or less, Situate, lying and being on the Jamesville and Washington Road, Jamesville Township, Martin County, North Carolina, having such shape, metes, courses and distances as will more fully appear by reference to map made by A. Corey, Surveyor, adjoining the lands H.T. Stallings and Beasley Hardison land on the north, the S.H. Mobley and Marcellus Stubbs lands on the East, the W.C. Manning land on the South and the H.T. Stalling, J.A. Askew and L.B. Godard land on the West, and more particularly described as follows:

Beginning in the Jamesville and Washington Road, corner of Beasley Hardison and H.T. Stallings, thence with said Road South 50 degrees West 52 poles and South 45 degrees West 76 poles, thence South 20 degrees and 30 minutes East 6 poles, South 14 degrees West 8 poles, South 26 degrees East 8 poles, South 56 degrees East 11 poles, South 1 degree East 20 poles, South 17 degrees and 30 minutes West 10 poles, South 9 degrees and 30 minutes West 18 poles, thence South 75 degrees and 30 minutes East 66 poles to W.C. Manning Line, thence with said line North 5 degrees East 19 poles, North 1 degrees West $13\frac{1}{2}$ poles, North 14 degrees East 31 poles, South 72 degrees East $12\frac{1}{2}$ poles, South 40 degrees East 34 poles and South 59 degrees and 30 minutes East 28 poles, thence North 9 degrees East 95 poles, thence North 16 degrees and 30 minutes East 66 poles, thence North 38 degrees West 29 poles, thence South 80 degrees and 30 minutes West $28\frac{1}{2}$ poles, thence North 45 degrees West $17\frac{1}{2}$ poles and North 59 degrees West $13\frac{1}{2}$ poles to the beginning, and being the same land conveyed to Eva. V. Perry (Nee Hardison) by the following deeds:

Durham Hardison and wife, Margaret A. Hardison, to Eva. V. Hardison by deed dated May 21st, 1894, and of record in Martin County Public Registry in Book LLL, page 580.

Golden H. Hardison to Eva V. Perry by deed dated March 4th, 1902, and of record in said Public Registry in Book FFF, page 436.

1. This is the first page of the abstract, and must, therefore, contain a full, complete and accurate description of the land. Reference to a plat must be made and the names of all present adjoining land owners and the relation of the same to the points of the compass, must be given. The description here given will be used in preparing the mortgage; hence the importance of its accuracy.

2. Continue the abstract on the following pages, beginning with the oldest deed, instrument or proceeding in the chain of title, or with such affidavits as are relied upon to support possession of any owner or owners prior to the oldest record evidence of the title, and successively set forth each succeeding transaction in its chronological order, the present owner's title being the last link in the chain to be abstracted.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

ABSTRACT OF DEED

(NORTH CAROLINA)

1 Abstractors and attorneys are required to fill in all blanks on this page.

2 Anything in connection with this instrument, which requires explanation, should be explained by a footnote or affidavit immediately following the description of the property. In case there is not sufficient space on this page for such explanation, make or continue the same on a separate page immediately following this one. All affidavits must be made upon forms furnished by this Bank.

3 A failure to exactly observe these instructions will necessitate the return of this abstract for correction, which will require a re-examination thereof by the legal department of this Bank.

Golden H. Hardison

Grantor

to

Eva. V. Perry

Grantee.

parcel of land and all privileges thereto belonging to her said Eva V. Perry her heirs and assigns to their only use and behoof forever

- 1 Kind of conveyance Deed
- 2 Date of conveyance March 4th, 1902
- 3 Consideration, \$ 359
- 4 Is it properly executed? Yes
- 5 Date of acknowledgment March 10th, 1902
- 6 Before what officer acknowledged? J.A. Hobbs, C.S.C.
- 7 Is it properly acknowledged? Yes
- 8 Was order of probate correct? Yes
- 9 Was privy examination of wife held? No
- 10 Did certifying officer affix seal? No
- 11 Does the above conveyance contain covenants—
 - (a) of Seizen? Yes
 - (b) power to convey? Yes
 - (c) against encumbrances? Yes
 - (d) against claims of all others? Yes
- 12 Date of filing for record March 10th, 1902
- 13 Recorded in Book FFF Page 436
for Martin County.
- 14 Does the deed contain any special limitations, provisions or restrictions? No
- 15 Habendum Clause (Quote fully) To have and to hold the aforesaid tract of

ONLY ONE CONVEYANCE TO BE ABSTRACTED ON THIS PAGE.

DESCRIPTION

Beginning in Deep Run Swamp on the East side of the Jamesville and Washington Road at a cypress in the run of said Swamp, thence up the run of said Swamp to the first branch that empties into said Deep Run Swamp, thence up the main run of said branch to the Manning Road, thence up the said Manning road to the Johnson Rail Road to a lightwood post, a corner, thence along said Railroad West to the run of Poplar Branch at a lightwood post, a corner, thence down the run of said Poplar Branch to the Jamesville and Washington Road, thence down said Road to the beginning, containing 75 acres, more or less.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

ABSTRACT OF DEED

(NORTH CAROLINA)

1 Abstractors and attorneys are required to fill in all blanks on this page.

2 Anything in connection with this instrument, which requires explanation, should be explained by a footnote or affidavit immediately following the description of the property. In case there is not sufficient space on this page for such explanation, make or continue the same on a separate page immediately following this one. All affidavits must be made upon forms furnished by this Bank.

3 A failure to exactly observe these instructions will necessitate the return of this abstract for correction, which will require a re-examination thereof by the legal department of this Bank.

Durham Hardison and wife,
Margaret A.

Grantor

to

Eva V. Hardison

Grantee.

Deed

- 1 Kind of conveyance.....
- 2 Date of conveyance..... May 21st, 1894
- 3 Consideration, \$ Natural Love and Affection
- 4 Is it properly executed? Yes
- 5 Date of acknowledgment..... May 4th, 1896
- 6 Before what officer acknowledged? S.E. Hardison, J.P.
- 7 Is it properly acknowledged? Yes
- 8 Was order of probate correct? Yes
- 9 Was privy examination of wife held? Yes
- 10 Did certifying officer affix seal? Yes
- 11 Does the above conveyance contain covenants—
 - (a) of Seizen? Yes
 - (b) power to convey? Yes
 - (c) against encumbrances? Yes
 - (d) against claims of all others? Yes
- 12 Date of filing for record March 26th, 1904
- 13 Recorded in Book LLL Page 580
for Martin County.
- 14 Does the deed contain any special limitations, provisions or restrictions? Yes- Reserves life Estate
- 15 Habendum Clause (Quote fully).....

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereto belong to her said Eva V. Hardison her heirs and assigns to their only use and behoof forever

DESCRIPTION

Beginning at Alice Godard's corner, thence running near a South course along a line of marked trees to the Corey House Branch to a gum, a corner on said Branch, thence down the run of said branch to the Manning Road, thence down said road to a branch, Golden H. Hardison's line, thence down said branch to Deep Run Swamp to a lightwood post, a corner, thence along a line of marked trees a South course to the beginning, containing 75 acres, more or less.

Reserves life estate to grantors.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH.

AFFIDAVIT.

(North Carolina)

It is important that this form, and no other, be used so that the affidavit may be easily inserted in its proper place.

STATE OF NORTH CAROLINA,

County of Martin }

Personally appeared before me..... C.A. Askewwho, being
duly sworn, says that he is a resident of..... MartinCounty, State of
North Carolina; that he is..... 50years of age; that he was well acquainted with

Eva V. Hardison, grantee in a deed from Durham Hardison and wife, the said Eva V. Hardison intermarried with one, S. J. Perry, and is the same person as Eva V. Perry, grantee in a deed from Golden H. Hardison.

That he was well acquainted with Golden H. Hardison, grantor in a deed to Eva V. Perry dated March 4, 1902; that on said date the said Golden H. Hardison was not married. That Durham Hardison and wife, Margaret A., are dead.

C. A. Askew

Sworn to and subscribed before me,
this the 11th day of May 1923.

Mary White
NOTARY PUBLIC:

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH.

TAXES

(North Carolina)

(Fill in all blanks indicating year, and show on lines opposite the year whether or not the taxes have been paid. If paid an affirmative showing must be made by use of the word "Paid." The use of ditto marks is not permissible.)

The property in question is assessed for taxation for the current year, 192³, in the name Eva V. Perry and the taxes for the past ten years have been paid or not paid as follows

19. <u>22</u>	<u>Paid</u>	19. <u>17</u>	<u>Paid</u>
19. <u>21</u>	<u>Paid</u>	19. <u>16</u>	<u>Paid</u>
19. <u>20</u>	<u>Paid</u>	19. <u>15</u>	<u>Paid</u>
19. <u>19</u>	<u>Paid</u>	19. <u>14</u>	<u>Paid</u>
19. <u>18</u>	<u>Paid</u>	19. <u>13</u>	<u>Paid</u>

ASSESSMENTS

None

LIS PENDENS.

None

MECHANICS LIENS.

None

JUDGMENTS.

None

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH.

ABSTRACT OF MORTGAGE OR DEED OF TRUST

(North Carolina)

1 Abstractors and attorneys are required to fill in all blanks on this page. Particular attention is called to notes (2) and (3) on Sheet B.

S.J. Perry and wife, Eva

to

Elbert S. Peel

1 Kind of instrument	Deed of Trust	
2 Date of instrument	April 3, 1922	
3 Consideration \$	340	
4 Maturity date	Dec. 1st, 1922	
5 Is it properly executed?	Yes	
6 Date acknowledged	April 7th, 1922	
7 Before what officer acknowledged?	B.L. Gardner, J.P.	
8 Was privy examination of wife held?	Yes	
9 Date of filing for record	April 8th, 1922	
10 Recorded in Book	H-2	Page 127
for	Martin	County. No
11 Does this instrument form a link in the chain of title?		

DESCRIPTION OF PROPERTY

Covers Caption Land

ONLY ONE INSTRUMENT TO BE ABSTRACTED ON THIS PAGE

All cases and authorities relied upon to cure any defect in this instrument or to support any proposition of law must be cited, and short excerpts made therefrom.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

AFFIDAVIT OF POSSESSION

(North Carolina)

STATE OF NORTH CAROLINA,

County of MartinC. A. Askewbeing duly sworn according to law, deposes and says that he is aged 50

years, and has been a resident of the aforesaid County and State for the past 50 years, and has been familiar for the past 30 years with the possession and ownership of the following described tract of land lying and being in Jamesville Township, Martin County,

North Carolina, to wit: **FIRST TRACT:** Beginning at Alice Godard's corner, thence running near a South course along a line of marked trees to the Corey House Branch to a gum, a corner on said Branch, thence down the run of said Branch to the Manning Road, thence down said road to a branch, Golden H. Hardison's line, thence down said branch to Deep Run Swamp to a lightwood post, a corner, thence along a line of marked trees a South course to the beginning, containing 75 acres, more or less.

~~Depones title estate in goods~~

SECOND TRACT: Beginning in Deep Run Swamp on the East side of the Jamesville and Washington Road at a cypress in the run of said swamp, thence up the run of said Swamp to the first branch that empties into said Deep Run Swamp; thence up the main run of said branch to the Manning Road; thence up the said Manning Road to the Johnson Railroad to a lightwood post; a corner, thence along said Railroad West to the run of Poplar Branch at a lightwood post, a corner; thence down the run of said Poplar Branch to the Jamesville and Washington Road, thence down said Road to the beginning, containing 75 acres, more or less.

which is now owned by and in the possession of Eva Perry

Deponent further states that he is not related in any manner to the said Eva V. Perry and that he is not interested in any manner in the outcome of the application for the loan to the said applicant.

Deponent further states that for the past _____ years the said Eva V. Perry and his predecessors in title, namely Durham & Golden H. Hardison

have respectively been in the open, notorious, continuous, exclusive, uninterrupted and peaceable possession in their own right in good faith of said land, and such possession was evidenced by the cultivation of the whole or a portion thereof, and the erection and occupancy of buildings thereon, and has always been of such a nature that the same could have been ascertained upon reasonable inquiry or investigation. Deponent further states that the respective ownership and possession of each of the aforesaid parties has been recognized as good, and unquestioned by people residing in the vicinity thereof and familiar therewith.

Subscribed and sworn to before me this 11th

day of July, 1923, 192

Wm. E. White

Notary Public for North Carolina.

C. A. Askew

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

AFFIDAVIT OF POSSESSION

(North Carolina)

STATE OF NORTH CAROLINA,

County of MartinE. T. Whitburn

being duly sworn according to law, deposes and says that he is aged 73 years, and has been a resident of the aforesaid County and State for the past 73 years, and has been familiar for the past 30 years with the possession and ownership of the following described tract of land lying and being in Jamesville Township, Martin County,

North Carolina, to wit: **FIRST TRACT:** Beginning at Alice Godard's corner, thence running near a South course along a line of marked trees to the Corey House Branch to a gum, a corner on said Branch, thence down the run of said Branch to the Manning Road, thence down said road to a branch, Golden H. Hardison's line, thence down said branch to Deep Run Swamp to a lightwood post, a corner, thence along a line of marked trees a South course to the beginning, containing 75 acres, more or less.

XXXXXXXXXXXXXXXXXXXX

SECOND TRACT: Beginning in Deep Run Swamp on the East side of the Jamesville and Washington Road at a cypress in the run of said swamp, thence up the run of said Swamp to the first branch that empties into said Deep Run Swamp; thence up the main run of said branch to the Manning Road; thence up the said Manning Road to the Johnson Railroad to a lightwood post; a corner, thence along said Railroad West to the run of Poplar Branch at a lightwood post, a corner; thence down the run of said Poplar Branch to the Jamesville and Washington Road, thence down said Road to the beginning, containing 75 acres, more or less.

which is now owned by and in the possession of Eva Perry

Deponent further states that he is not related in any manner to the said Eva V. Perry and that he is not interested in any manner in the outcome of the application for the loan to the said applicant.

Deponent further states that for the past 30 years the said Eva V. Perry and his predecessors in title, namely Durham & Golden H. Hardison

have respectively been in the open, notorious, continuous, exclusive, uninterrupted and peaceable possession in their own right in good faith of said land, and such possession was evidenced by the cultivation of the whole or a portion thereof, and the erection and occupancy of buildings thereon, and has always been of such a nature that the same could have been ascertained upon reasonable inquiry or investigation. Deponent further states that the respective ownership and possession of each of the aforesaid parties has been recognized as good, and unquestioned by people residing in the vicinity thereof and familiar therewith.

Subscribed and sworn to before me this 11th

day of July, 1923

Mary White

Notary Public for North Carolina.

E. T. Whitburn
mark

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH.

ANALYSIS OF TITLE

(North Carolina)

1 Beginning with this sheet and continuing on the following pages, attorneys will give in narrative form a complete history of the lands abstracted.

2 Where the land is made up of several tracts, begin with an explanation to that effect; then take up the tract abstracted first and give its history; do likewise as to the second tract, and so on until all of the tracts are finally united in the same owner; then continue the history of the whole tract.

3 Give the pages of the abstract showing each instrument and proceeding, and paragraph each separate link in the chain of title.

We begin this abstract with land divided into two tracts, each containing 75 acres.

Page 2 we abstract deed conveying on of the tracts to applicant, dated in the year 1894. See affidavit at page 4 showing that grantee is the same person as applicant.

Also see affidavit at page 4 showing that grantors are dead.

Page 3 we abstract deed conveying other tract to applicant. See affidavit at page 4 showing that grantor was not married.

Page 6 shows encumbrance.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

ABSTRACT OF SATISFIED MORTGAGES OR DEEDS OF TRUST

(North Carolina)

1 Abstractors and attorneys are required to fill in all blanks on this page. Particular attention is called to notes (2) and (3) on Sheet B.

2 Below give language of release or cancellation, and if by other than the original payee the authority must be shown by which the cancellation or release is made.

S. J. Perry &
Eva Perry.

to

Robert S. Paul.

1 Kind of instrument Deed of Trust
 2 Date of instrument Apr. 3-22
 3 Consideration \$ 340.00
 4 Maturity date Dec. 1-22
 5 Is it properly executed? yes
 6 Date acknowledged 3-4 Apr. 1922
 7 Before what officer acknowledged _____
 8 Was privy examination of wife held? yes
 9 Date of filing for record 13-2-22
 10 Recorded in Book H-2, Page 127
 for Martin County.
 11 Does this instrument form a link in the chain of title? yes

DESCRIPTION OF PROPERTY

Same as Caption

THE RELEASE OR CANCELLATION OF ABOVE MORTGAGE OR TRUST DEED IS AS FOLLOWS:

The original of this instrument, together with the notes secured thereby, having been exhibited to me, marked paid and satisfied by the mortgagee, I herewith cancel the same of record by authority of Chapter 180, Laws of 1891 being Section 1046, See-Section 2, Revised of 1905.

This 12 day of June 1924
R. S. Paul
 Register of Deeds

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH.

LEGAL DEPARTMENT

ATTORNEY'S FIRST CERTIFICATE AND OPINION

IT IS HEREBY CERTIFIED: That the title to the within described land as disclosed in the attached abstract which contains a full, complete and correct abstract of all instruments and court proceedings of record affecting the same from and including the beginning entry thereof has been carefully examined, and assuming that the first grantor, holder or owner of the land abstracted was seized of a fee simple title thereto the following named owner...

Name of Owner	Age	Name of Husband or Wife	Age
Eva V. Perry	50	S.J. Perry	60

Note: (In South Carolina only the name of the wife of the owner need be given, while in North Carolina the name of the wife or husband of the owner must be shown.)

is seized in fee simple of a good and valid title to the same, subject only to any lien, charge or encumbrance shown in this abstract and listed hereon.

ENCUMBRANCES

(Note: List here each encumbrance of whatever kind shown in the abstract by giving the page of the abstract where it appears as well as the book, etc., of its recordation.)

Deed of Trust- S.J. Perry and wife, Eva V., to Elbert
S. Peel- Recorded in Book H-2, page 127. Page 6 of abstract.

(Note: In all instances where the loan is being applied for to enable the applicant to purchase the land abstracted give below the name of each borrower; and if married that of the wife or husband of each as the case may be in North Carolina, and only the wife in South Carolina. Give their respective ages. Be sure to give the names as they should and will be signed to the note and mortgage or loan deed. Of course where the applicant and the owner is the same there is no need of repeating this information here.)

Name of Purchaser—Borrower	Age	Name of Husband or Wife	Age

This 12th day of July, 1923

Crutcher H. Crutcher
Attorney.

Address Williamston, N.C.
Note: Be sure to give your address.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

LEGAL DEPARTMENT

ATTORNEY'S FINAL CERTIFICATE IN THE LOAN OF

(NOTE—Be sure to Insert Name of Borrower)

L. J. Perry & Eva Perry.

IT IS HEREBY CERTIFIED: That all records necessary to the making of this certificate have been carefully examined since the date of the Attorney's First Certificate, each lien and encumbrance disclosed by the abstract or since created, except the lien of the mortgage to Atlantic Joint Stock Land Bank of Raleigh, has been properly satisfied and discharged or postponed of record, each bond or note secured by the same has been cancelled and surrendered, there are no proceedings commenced in the State courts which affect the land abstracted, all taxes assessed against the land which are a lien thereon and now delinquent have been paid, and assuming that the grantor, holder or owner of the land abstracted in the beginning entry of the abstract was seized of a fee simple title thereto the borrower has a good and valid fee simple title to the same and Atlantic Joint Stock Land Bank of Raleigh a first mortgage thereon.

REPORT ON SPECIAL MATTER

Name

*All taxes have been paid
including taxes for 1923*

This 11 day of June 1924

Critcher H. Critcher
Attorney.

NOTE: Should the abstract disclose no encumbrances this certificate must be signed and forwarded immediately after the filing for record of the mortgage to Atlantic Joint Stock Land Bank of Raleigh, except in South Carolina where full ten (10) days must elapse after the filing for record of the Bank's mortgage; but if an encumbrance is shown in the abstract, then it must be made and forwarded just as soon as the loan has been closed. The Bank will transact business with no attorney who fails or neglects to co-operate with it in this important matter.

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH

ATTORNEY'S EXTENSION CERTIFICATE

Extending from the 11th day of July 1923 the original abstract

of title to the lands of Eva V. Perry and S. J. Perry, her husband
(being the identical lands described in said original abstract of title) prepared and certified by the under-
signed attorney.

(1) The following encumbrances, and no other, affecting the title to the identical lands described in the
original abstract of title, of which this certificate is an extension, were shown of record at the date certified.

ENCUMBRANCES

SHOWN IN ABSTRACT		DESCRIPTION	AMOUNT
Sheet	Page		
		Deed of Trust*S. J. Perry and wife, Eva V. Perry to Elbert S. Peel, for \$340.00 recorded in Book H*2, page 127, Martin County Public Registry.	

(2) Since the above mentioned date the following additional encumbrances, and no other, are shown of
record:

ENCUMBRANCES

None

(3) Except the following encumbrances:

(Mortgagors:)

Eva V. Perry and S. J. Perry,
her husband

TO

(Mortgagee:)

Atlantic Joint Stock Land Bank of Ra-
leigh, a corporation organized, created
and existing under and by virtue of an
Act of Congress of the United States of
America.

- 1 Kind of instrument Amortization First Mortgage
- 2 Date of instrument-----
- 3 Consideration \$-----
- 4 Maturity date-----
- 5 Is it properly executed?-----
- 6 Date acknowledged-----
- 7 Before what officer acknowledged?-----
- 8 Was privy examination of wife held?-----
- 9 Date of filing for record-----

(4) IT IS HEREBY CERTIFIED that this is an extension of the above mentioned original abstract of
title to the identical lands therein described, which has been prepared and certified by the undersigned, and
that at this date there are no encumbrances other than herein described affecting the title to said lands.

CERTIFIED this 29 day of

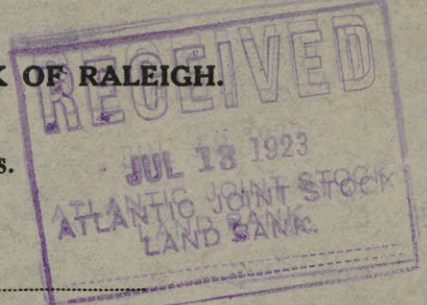
P. O. Address

1924
Crutcher & Crutcher
Attorney

ATLANTIC JOINT STOCK LAND BANK OF RALEIGH.

LOAN NO: 1472

TRACING SHEET FOR PLATS.

Lands of S. J. Perry and wife.

1 This sheet must be used for tracing plats of tracts of the lands abstracted in the chain of title. Place this sheet over the plat to be traced so that the same will appear as nearly in the center of the sheet as possible; then trace all lines, courses and distances. Always show all adjoining landowners and indicate the point of the compass and copy all legends or explanatory notes, showing the date of survey, purpose of the same and by whom made.

2 This sheet must be inserted in the abstract at its proper place, which is immediately following the instrument or proceedings which refers to the plat, of which this is a copy.

