

DESCRIPTION OF THE BOUNDARY
OF THE
DECATUR CONNOR TRACT (36)

Lying on the East side of Ocona Lufty River, a short distance below Smokemont.

Beginning at Corner 1, which is Corner 3 of the Leonard Connor Tract and Corner 3 of the Murphy Connor Tract, a small marked beadwood at forks of branch.

Thence, S. 72-15 E.

Up the branch, with Leonard Connor's line.

3.00 Corner 2, a point in the branch.

Thence, S. 48-20 W.

With Leonard Connor's Line.

17.75 Corner 3, a stake on the bank of the public road.

Thence, N. 9-40 W.

With the public road.

2.08 Corner 4, a point in public road, Murphy Connor's Corner.

Thence, N. 45-00 E.

With Murphy Connor's line.

15.15 The place of beginning, containing 3.55 acres.

NORTH CAROLINA PARK COMMISSION, ASHEVILLE, N.C.

We beg to report that we visited the premises of
Decater Connor on November 4, 1929 and find as follows:

3½ acres of land	80.00
1 5-room house	350.00
10 apple and peach trees	10.00
1 garden partly paled	5.00
	\$445.00

A. S. Patterson
W. T. Martin

\$445.00 our valuation

Analysis of Title

Tract No. 26.

1. Tract No. 26 is covered by Grant No. 224 to William Cathcart and by mesne conveyances conveyed to W. H. Thomas as shown in Abstract of Tract No. 11 on pages 169 to 182 inclusive. A tract containing 185 acres being a part of said grant and including the locus in quo was conveyed by the Administrator of W. H. Thomas to H. J. Beck and from him by mesne conveyances to L.A.W. Maney as shown in Abstract of tract No. 53 on pages 211 to 222 inclusive.
2. On June 24, 1922, L.A.W. Maney and wife conveyed to Walter Watson and Leonard, Murphy and Decater Connor, a tract of land containing twenty-five acres, more or less, which boundary includes tract No. 26. This deed is duly executed and registered in Swain County. Page 238 of Abstract.
3. We are unable to find any deed or deeds from Leonard Connor and Walter Watson to Murphy Connor or Decater Connor for the former's interest in said tract.
4. On May 8, 1926, Murphy Connor and wife conveyed to Decater Connor tract No. 26, by deed duly executed and registered in Swain County. This deed purports to convey the entire interest in said tract, which indicates that Walter Watson and Leonard Connor had previously conveyed their interest to them.
5. We conclude, therefore, that Decater Connor owns the undivided one-half interest in said tract and that Leonard Connor and Walter Watson owned each an undivided one-fourth interest therein.
6. On July 1, 1927, Decater Connor executed a deed of trust to James Beck to secure the debt of \$100.00 due V. D. Gibson. Page 246 of Abstract.
7. We do not find any other mortgages or deeds of trust, judgments or other liens against this property, except taxes for the year 1926.

ABSTRACT OF DEED OR GRANT

Grantors	In Preamble	As Signed	As Acknowledged
	Murphy Connors & Jessie Connors		
Grantees	Decatur Connors		

1. Kind of Conveyance Warranty Deed
 2. Date of Conveyance 5-8-26
 3. Is it properly executed yes
 4. Date of Entry and No.
 5. Before what Officer acknowledged JP
 6. Acknowledgments, regular
 7. If irregular, copy in full on back
 8. Did all grantors acknowledge yes
 9. Was privy examination of wife taken yes
 10. Was order of probate correct yes
 11. Date of acknowledgment 5-8-26
 12. Was order of probate correct yes
 13. Date of filing for record 2-7-3-26
 14. Did officer affix Seal yes
 15. Book 53 Page 466 County.
 16. Does deed contain any special limitations, provisions
 or restrictions no

17. Habendum clause (Quote fully) I John S. to hold the aforesaid land as aforesaid
 of land in fee simple & app. thereunto belonging to the said
 Decatur Connors, his wife Jessie, his passage, to their children and
 heirs forever.

Exact Description of Property

adg Lee Mary, Lenord Connors
Murphy Connors -
 Beg on a hwy on - lower side on -
 public road + runs N $43^{\circ}E$ 60 ft to a X
 - Br : th up - Br to a maple, Lenord's L
 th s. with Lenord Connors - to - road:
 th up - road 8' 4 ft to - beg on 4 A
 mon or less

NORTH CAROLINA PARK COMMISSION

ABSTRACT OF MORTGAGE

(NORTH CAROLINA)

Decatur Connor

Mortgagor

to

James Beck

Mortgagee

V. D. Gibson

NOTE:—In deeds of trust give name of
third party.

Deed Trust

1. Kind of instrument.....
2. Date of instrument 7-6-1927
3. Consideration \$ 100 00
4. Maturity date 1-1-1928
5. Is it properly executed? 72
6. Date acknowledged 7-1-1927
7. Before what officer acknowledged? CSC
8. Was privy examination of wife held? no
9. Date of filing for record 11-30-1927
10. Recorded in Book 16 Page 129
for Swain County.
11. Does this instrument form a link in the chain of title? yes

DESCRIPTION OF PROPERTY

Being the Home Place of Decatur Connor 4 acres more or less

ATTORNEY'S CERTIFICATE AND OPINION

Tract No. 36.

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 there of has been carefully examined and noted, and that the following named owner.....:

Decater Connor

..... 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

1. A deed or deeds should be obtained from Leonard Connor and Walter Watson for their undivided interests in tract No. 36, each owning an undivided one fourth interest in said tract.
2. Deed of Trust: Decater Connor to James Beck, Trustee to secure a debt of \$100.00, due V. D. Gibson, dated July 1, 1927, recorded in Book 16, page 129. Page _____ of Abstract.
3. Taxes for the year 1928, amountting to \$ _____ are unpaid and outstanding.

L.A.W.MANEY LAND.

DEED?

MURPHY CONNER & WIFE

Date

May 8.1926.

TO

Reg.

Book 53.p.466

DECATUR CONNER

Swain County.

4 Acres.

DESCRIPTION.

BEGININGon a Hickory, on the lower side of
the public road, and runs,

N.43 E. 60 poles

to a Stake, in the branch; then up the

Meandresr of Branch

to a Maple, Lenard Conner's corner

1/4 South

with Lenard Conner's line to the road

1/4 Up Road 8 $\frac{1}{2}$ poles

to the begining.

36

STATE OF NORTH CAROLINA

Swain

COUNTY. }

THIS DEED, Made this 9th day of January A.D. 1950, by and between
Eva Connor, widow, Murphy Connor, wife, Essie Connor, Leonard
Connor, wife Georgie Connor, heirs at law of Decatur Connor, Dec'd.
of Swain County, North Carolina, hereinafter called GRANTORS, whether one or more, and
THE STATE OF NORTH CAROLINA, hereinafter called GRANTEE:

WITNESSETH:

That the said grantors for certain good and valuable considerations moving them thereto, and particularly
the sum of -----FOUR HUNDRED-----(\$400.00) Dollars,
to them paid by the Grantee the receipt of which is hereby acknowledged, have bargained and sold, and by
these presents do hereby bargain, sell and convey unto the said grantee, its successors and assigns, the following
described lands in Ocona Lufty Township Swain County, State of North
Carolina, particularly described as follows, viz.:

TRACT NO. 36:

NOTE: All bearings in this description were turned from the true
meridian and all distances are expressed in chains of 66 feet.

Lying on the east side of Ocona Lufty River, a short distance
below Smokemont, BEGINNING at corner 1, which is corner 3 of the
Leonard Connor tract and corner 3 of the Murphy Connor tract, a
small marked beadwood at forks of branch; thence S. 72-15 E. up the
branch, with Leonard Connor's line 3.00 chains, corner 2, a point
in the branch; thence S. 48-20 W. with Leonard Connor's line 17.75
chains, corner 3, a stake on the bank of the public road; thence
N. 9-40 W. with the public road 2.08 chains, corner 4, a point in
public road, Murphy Connor's corner; thence N. 45-00 E. with Murphy
Connor's line 15.15 chains, the place of BEGINNING, containing 3.55
acres.

IN TESTIMONY WHEREOF, the said grantors have signed and sealed these presents the day and year
above written.

SIGNED, SEALED AND DELIVERED
in the presence of

}

Era LomazQ (Seal)
M. LomazQ. Commer.....(Seal)
Easie Commer.....(Seal)
Lamontal LomazQ.....(Seal)
Margit LomazQ.....(Seal)

Warranty Deed

Eva Connor, widow, et al

TO

THE STATE OF NORTH CAROLINA

Consideration - - - \$400.00

Dated 9th day of Jan., 1920.

Filed for registration on the 15

day of Jan, 1980, at 6721
o'clock P.M., and registered in the office
of the Register of Deeds for.....

Learn

County, North Carolina, on the 23

day of December, 1983, in Book

No. 5-8 of Deeds, at page 479.

Ellis Russell

Register of Deeds.

FEES.

the instrument and the certificate be registered.
Witness my hand and Official seal, this 9th day of January, A.D. 1950.
My Commission expires December 19, 1950. Notary Public
W. L. Higgins
STATE OF NORTH CAROLINA Swain County.
The foregoing certificates of W. L. Higgins, a Notary Public
of Swain County, are adjudged to be correct. Let the instrument and the certificate be registered.
This 25 day of Jan. A.D. 1950.
W. G. Roemer, Clerk Superior Court

January 11, 1930

REPORT ON THE DECATUR CONNOR TRACT - NO. 36, 3.55 ACRES.

LOCATION: This tract is located at Smokemont.

DESCRIPTION: A town lot with small house, in fairly good repair.

<u>VALUATION:</u>	Lot	\$150.00
	House	<u>250.00</u>
	Total	\$400.00

An option has been taken at the above price.

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 there of has been carefully examined and noted, and that the following named owner.....:

Decatur Connor--3.55 acres

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

1. Subject to taxes.
2. Subject to deed in trust from Decatur Connor to James Beck, Trustee, to secure an indebtedness of \$100, due V. D. Gibson, dated July 1, 1927, recorded in Book 16, page 129.

NOTE:

Decatur Connor is now dead having left the following as his heirs at law:

{ Eva Connor, mother
Murphy Connor, brother
Leonard Connor, brother

While the mother is not strictly speaking an heir, it is understood that she is to participate in the purchase money and check should be made to the three persons above named.

OK
PP

This 18th day of January, 1930.

John Warr

Attorney.