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Merrill Papers, Documents

1978.32.0106-1978.32.0113

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Mary E. and James E. Dyson, to Haywood E. Ainsworth,

Made Nov. 9th, 1879,

Recorded Feb. 19th, 1881, Book "AA" page 264.

Conveys full lot 42 --- 1/4 remainder interest after

Mrs. Charlotte Dixon's dower.

J. B. F. Dixon by his son

John B. F. Dixon, to W. M. Linson,

Made Feb. 13th, 1878,

Recorded Mch. 28th, 1878, Book "D" page 353.

Conveys one undivided fourth interest after the termination of the Dower Estate of Mrs. Charlotte Dixon.

full lot 39. and 42

John B. F. Dixon, to W. M. Linson,

Made Feb. 13th, 1878,

Recorded Mch. 28th, 1878, Book "P" page 355.

Conveys full lot 42 --- one undivided fourth interest after the termination of the Dower Estate of Mrs.

Charlotte Dixon.

J. B. F. Dixon by widow

Charlotte Dixon, to

W. M. Linson,

H. E. Ainsworth,

James A. Dixon,

W. M. Linson, Gdn for his children.

Made Aug. 7th, 1884,

Recorded Aug. 16th, 1884, Book "T" page 221,

Conveys All her interest in 250 acres lot 39. and 42,

Charlotte, Dixon to

W. M. Linson,

H. E. Ainsworth,

James A. Dixon,

W. M. Linson, Gdn. for his children,

Made Aug. 7th, 1884

Recorded Aug. 16th, 1884, Book "T" page 221.

Conveys all her interest in--250 acres lot 42 Dower
lands.

7- H. B. Ainsworth, to J. B. F. Dixon,

Made Jun. 29th, 1887,

Recorded Nov. 29th, 1890, Book "2" page 697.

conveys undivided 1/4 interest in lot of land No. 39.
and 1/2

H. B. Ainsworth, to J. B. F. Dixon,

Made Jun. 29th, 1887,

Recorded Nov. 29th, 1890, Book "2" page 697.

conveys undivided 1/4 interest in lot of land No. 39.
and 1/2

F. M. and R. B. Linson, to Mrs. Emma J. Bartlett,

Made Nov. 15th, 1885,

Recorded Book , page .

Conveys land described in caption.

8 This Yenta Title in J.B.F. and J.C. Dixon
and Wm. Linson for himself and as guardian
for his children. Linson died during
pendency of partition proceedings and
made a will naming Mrs. Charlotte
Dixon Exor with power to sell public
or private etc — Nov. 15, '84 - July '85 -
Book II - 79 —

9 By proceeding in Supr Court con-
cluded Jan'y 31st 1889, Oct. '88 adj'd J'm
39442 were given to Mrs. Charlotte Dixon
for Linson children — J. M. & R. B.
adults and S.M., Charlie and Lizzie, minors —
(D.L.C.)

10

By partition proceedings at instance
of J. M. Finson, J. S. Smith, W. M. Smith, and
A. A. Cassidy and R. B. White cons - as-
signed a strip off west side of 112, + 39
1370' wide containing 200 acres
which includes land in caption-
same Nov 1895 - Oct 1898
see minutes for record

11

J. M. and R. B. Finson & Mrs E. G. Barrett,
made
Record
convey land described in caption

27-42
1891

1978.32.0106

Abstract of Title to Lot 23 and parts of Lots 21, 25 and 26
in the 13th District of Thomas County.

All of Lot 23, containing 490 acres.

490

All of Lot 21 except 65 acres in the North-west corner sold

363 3/4

to Chastain and except 61 1/4 acres in the South-west corner
sold to B.F. Lewis, leaving 363 3/4 acres in this lot.

All of lot 25 except 30 acres in the South-west corner sold to

337 1/2

Dixon and except 122 1/2 acres sold to Watson, Covington & Company
in the North-west corner, leaving 337 1/2 acres in this lot.

Of Lot 26, 163 3/4 acres of the North half, it being all the

183 3/4

North half except 61 1/4 acres in the North-west corner of same sold
to Hirst.

1375

Aggregating 1375 acres.

1470 Cash

200 500

367 1/2 500

399 - 400

2436 1/2

Wasingame Morgan Lumber Company

to Union-Geopolis Lumber Company

\$ 22 a -

1325 1/2
2436 1/2
3800 1/2

381 1/4

952 1/4
2622 1/4
4857 1/4

GEORGIA, THOMAS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

That I, Callie A. MacIntyre, of the County of Thomas, State of Georgia, am held and firmly bound unto George A. Carroll, of the County of Duval, State of Florida, his heirs, executors and administrators, in the just and full sum of Three Thousand Dollars, for the true payment of which I bind my heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with my seal and dated this ^{Sixth} ~~Third~~ day of January, Nineteen Hundred and Three.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas the said George A. Carroll, on March 27th, 1901, executed and delivered to Mrs. Callie A. MacIntyre his deed to the Real Estate hereinafter described to secure a debt, the said George A. Carroll in said conveyance also agreeing that if the debt to secure which said deed was made is not promptly paid when the same becomes due according to the tenor and effect of the said note, made at the execution of said deed, then the said Mrs. Callie A. MacIntyre, her agent or legal representative, may and by said deed is authorized to sell at public outcry, before the Court House door, in the County of Thomas, State of Georgia, to the highest bidder for cash, all of said property, to pay said indebtedness with the interest thereon and the expenses of the proceeding, including fees of attorneys, if incurred, not exceeding ten per cent, after advertising the time, place and terms of the sale in a newspaper of general circulation in said County of Thomas, said State, once a week for four weeks, in which

event the said Mrs. C.A.MacIntyre, her agent or legal representative, may make to the purchaser or purchasers of said property good and sufficient titles in FEE SIMPLE to the same, thereby divesting out of the said George A.Carroll all right or equity that he may have in and to the said property, and vesting the same in the purchaser or purchasers aforesaid, the proceeds of said sale to be applied first to the payment of the said debt and interest and the expenses of said sale, and the remainder if any paid to the said George A.Carroll, the said Mrs. Callie A.MacIntyre, her agent or legal representative, being authorized to proceed summarily to put the purchaser or purchasers in possession; the said George A.Carroll, in said conveyance, covenanting and agreeing to surrender the same without let or hindrance of any kind, the mode of sale therein provided being cumulative of the other remedies allowed by law;

NOW, should the said George A.Carroll well and truly pay the said promissory note then the said Mrs. Callie A.MacIntyre binds herself to make or cause to be made to said George A. Carroll good and sufficient titles in FEE SIMPLE to all

THE FOLLOWING REAL ESTATE, to-wit: Two Hundred and Thirty (230) Acres in the North East corner of lot number Two Hundred and Thirty (230), Fifty-Six (56) Acres in the North-West corner of lot number Two-Hundred-and-Thirty (230) and Fifty-Six (56) Acres in the South-West corner of said lot number Two-Hundred-and-Thirty (230); also One-Hundred-and-Four (104) Acres, more or less, in the North-East corner of lot number One-Hundred and Eighty-Five (185); also Eighty (80) Acres, more or less, of lot number Two-Hundred-and-Twenty-Nine (229), commencing at the

South line of said lot (329) and running North nearly through the centre of said lot (329) (said tract bounded on the North by One Hundred acres of land of the same lot (329) owned by H.A.

Reeves, on the East by One Hundred and Fifty Five (155) Acres of the same lot (329) owned by Mrs. R.A.Cook, on the West by the lands in the same lot (No. 329) owned by E.L.Neel; also Eighty-Nine (89) Acres of lot number Two-Hundred-and-Twenty-Nine (229) in the South-West corner of said lot (said tract bounded on the North by the One Hundred Acre tract in same lot (329) owned by M.A.Reeves, on the East by the lands in same lot (329) owned by E.L.Neel, on the West by the lands of J.C.Neel in lot number One Hundred and Eighty Six (186). The lands in lot number ^{Two} ~~Two~~ Hundred-and-Thirty (230) hereby conveyed are bounded on the North partly by the Eighty-Nine (89) acre tract above conveyed, partly by the lands of E.L.Neel, partly by the Eighty Acre tract above conveyed, and partly by the lands of Mrs. R.A.Cook, on the East and South by the lands of George Cochran and Mrs. Calvin Suris, and on the West partly by the lands of John I.Parker. The lands in lot number One Hundred and Eighty Five (185) hereby conveyed are bounded on the South and West by the lands of John I.Parker, on the North by the lands of J.C.Neel, the above constituting one tract of land aggregating six-hundred-and-fifteen (615) Acres, more or less, situated in the Thirteenth (13) District of Thomas County, Georgia; also that tract or parcel of land in the Eastern portion of Thomasville, Georgia, known as part of lot number Fifty-Four (54) in the Thirteenth District of Thomas County, Georgia, and being a lot fronting Thirty-Six (36) Feet on an alley running South from Remington Avenue, said

thirty-six feet commencing at the line of Emma McNair's lot and running towards Remington Avenue, and the lot running back from said alley to W.B.Smith's line about one hundred (100) feet, a uniform width of thirty-six (36) feet,

With all the rights, members and appurtenances to said tracts of land in any way appertaining and belonging, which if the said Mrs. Callie A. MacIntyre should do, then this Bond to be null and void, else to remain in full force and virtue.

This Bond for Title is made and delivered in lieu of the one made and delivered at the date of said deed and note, viz.: on March 27th, 1901, or which should have been made and delivered at said date, by the said Mrs. Callie A. MacIntyre to said George A. Carroll, and it is hereby accepted as such by the said George A. Carroll.

TESTED AND PROVEN BY

----- (L.S.)

STATE OF FLORIDA,)
)
COUNTY OF DUVAL.)

For a valuable consideration, I hereby transfer and assign the above and within Bond for Title with all my rights thereunder to Blair Burwell, Jr., of said State and County, his heirs and assigns, for the purpose of securing a debt to him of Twelve Hundred (\$ 1 200.00) dollars, evidenced by a note for said amount, dated at Jacksonville, Florida, December 6th, 1903,

bearing eight per cent interest, and due five (5) years after date, *Payable to the order of Blair Burwell Co.*

Witness my Hand and Seal this _____ day of _____, 1903.

SIGNED; SEALED AND DELIVERED

----- (L.S.)

IN THE PRESENCE OF

(Copy)

BOND FOR TITLE.

From

MRS. CALLIE A. MACINTYRE

To

George A. Carroll.

1978.32.0108

STATE OF GEORGIA. }
Richmond County. }

Know all Men by these Presents, That Elizabeth Watkins formerly Elizabeth Wilcox and heir at law of Jinecy Wilcox of aforesaid County of the first part and Liza Somers of the second part of the County of Chatham and State of Georgia for and in consideration of the sum of Fifty dollars

to her in hand paid by the party of the second part the receipt of which is hereby acknowledged, have remised, released, and forever quit-claimed, and do, by these Presents, remise, release, and forever quit-claim, unto the said Party of the second Part — all the right, title, interest, claim or demand, which she now have, or may heretofore have had, in and to Lot of Land Two hundred and Thirty-one in the Thirteenth district, formerly known, now Thomas County, said lot of land was drawn and granted to Jinecy Wilcox, Burton's District Richmond County, State aforesaid.

To have and to hold the said Lot of Land to the said Party of the second Part ^{his} heirs, executors, administrators and assigns, so that neither she the said party of the first part nor her heirs, nor any other person or persons, claiming under, by or through her shall at any time hereafter, claim or demand any right, or title to the aforesaid Said Lot of Land or any part thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal, this Sixth day of May eighteen hundred and fifty Seveny-one.

Elizabeth ^{her} Watkins
marks



SIGNED, SEALED, AND DELIVERED, }
IN PRESENCE OF

Jesse Watkins

Geo. W. Wilson J.P.



Deed

Elizabeth Watkins

to
Siza Solomons

Lot No. 231 Thomas
County 13th dist. ~~Georgia~~

Georgia Thomas County
Clerks Office. Sup^r Court.

Recorded in Book "M"

Page 87. Sep 15. 1871

M. F. Hubert
dep clk



STATE OF GEORGIA, }
County of Thomas }

This Indenture, Made this twenty fifth.....

Day of December..... in the year of our Lord, Eighteen hundred and Fifty five..... between George A. Dike..... of the one part, and Jared Everett..... of the other part,

WITNESSETH, that the said George A. Dike..... for and in consideration of the sum of..... fifteen hundred..... Dollars to him in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and doth, by these presents, grant, bargain, sell and convey unto the said

Jared Everett..... his heirs and assigns, all ~~that~~ ^{those} Tract, or Parcel, of Land, situate, lying and being in the county aforesaid.

Known and distinguished as Lots Number (1 & 2), one and four situate lying & being in the Town of Thomasville in district of said county containing ~~one~~ two square better Y containing one half acre each more or less, being lot number.....

TO HAVE AND TO HOLD Said Tract or Parcel of Land unto him the said Jared Everett..... his heirs and assigns, together with all and singular, the rights, members and appurtenances thereof, to the same in any manner belonging; to his and their own proper use, benefit and behoof, forever, in fee-simple.

And the said George A. Dike..... for himself, his heirs, Executors and Administrators, the said bargained premises, unto the said Jared Everett..... his heirs and assigns, will warrant and forever defend the right and title thereof, against themselves and against the claim of all other persons whatever.

In Witness Whereof, the said George A. Dike..... hath hereunto set his hand and affixed his seal, the day and year above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
Edward Aaron Everett
James H. Hays, Jr.

J. A. Dike..... (L.S.)

Virginia } Clerk's Office, J. P. & C. Bush
 } James Brumby
 } July 24, 1857
Recorded in Book No. Page 93.
Jared Everett,
Blair, D.C.

Deed from
George A. Duke
to
Jared Everett

7154 - Albany

Recording fee 62 1/2



STATE OF GEORGIA, }
Thomas County. }

This Indenture, Made the Twenty third

Day of January A. D. Eighteen Hundred and Fifty seven between Jared Covitt
of the County of Thomas and State of Georgia

of the one part, and Robert Donaldson & Robert N. Donaldson of the County of
Thomas and State of Georgia of the other part :

WITNESSETH, That the said Jared Covitt for and in consideration
of the sum of Two thousand Dollars, in hand paid, at and before the Sealing

and Delivery of these Presents, the receipt whereof is hereby acknowledged, hath granted, bargained, sold, and conveyed; and by these presents,
doth grant, bargain, sell, and convey, unto the said Robert Donaldson and Robert N. Donaldson

heirs and assigns **ALL** of three TRACTS OR PARCELS OF LAND situate, lying, and being in the town
of Thomasville, in County and State aforesaid, and known and distinguished in the plan of said town as
lots number (i.e. 14) one and four in Square letter U, containing on half acre each, more or less.

TO HAVE AND TO HOLD The said Tract or parcel of Land unto them the said Robert Donaldson and Robert N.
Donaldson heirs and assigns, together with all and singular, the rights, members and appurtenances thereof, to the same in
any manner appertaining or belonging; to them and their own proper use, benefit, and behoof, forever, in fee-simple. And the said
Jared Covitt for himself Heirs, Executors, and
Administrators, the said bargained premises, unto the said Robert Donaldson and Robert N. Donaldson
Heirs, Executors, Administrators, and assigns will warrant and forever defend the right and title thereof, against themselves and against the claim of all and every other
person or persons whatsoever.

IN TESTIMONY WHEREOF, The said Jared Covitt hath
hereunto set his hand and seal the day and year above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF
J. M. Bain
R. R. Evans, J. C.

Jared Covitt L S

Georgia
Thomas County } Clarke office, July 27, 1857
 July 24, 1857
 Records in Book No. page 94.
James Everett & W. H. J. C.

Recd from
James Everett

6

Robert Donelson & B. M. Donelson

154 - in Blocky

Recording fee, 25¢

WARRANTY DEED.

State of Georgia, U. S. A., County of Thomas

IN CONSIDERATION of the sum of Twelve Hundred (1200) DOLLARS, to me paid this first day of October 1890

Me Edward B. Lauer and Charles R Lauer of the County of Thomas, State of Georgia, do hereby sell and convey

unto THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, of Edinburgh, Scotland, its successors and assigns, a tract or parcel of land, which is described as follows:

One farm consisting of all of land Sub Forty four (34) except sixty acres on the South side belonging to R. L. Van Hook, being one hundred and ninety (190) acres, also one hundred and five (105) acres all the North and West side of Sub Number Thirty five (35) bounded North by original land line, East by Potomac land and South by lands of Lauer, and said farm being the same now owned and occupied by me and mine in the 1st District of Thomas County Georgia

To HAVE AND TO HOLD said land and its appurtenances, unto said THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, its successors and assigns, in Fee Simple, with warrant the title to said land against the lawful claims of all persons.

THIS CONVEYANCE is intended to operate as provided in Sections 1969, 1970 and 1971, of the Code of 1882, in regard to the sales of property to secure debts, and to pass the title of the property described into the said, THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, the debt hereby secured being 9 certain note and the certain interest coupons, all of even date herewith, both principal and interest payable in gold. Said note being _____ for the principal sum of Twelve Hundred (1200)

Dollars, payable four years from date to the order of THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, at the BANK OF MONTREAL, of the City and State of New York, U. S. A., and said interest coupons being four for the sum of Ninety six (96) Dollars each, and _____ others for the sum of _____ Dollars each, one of each class being payable _____ annually, to-wit: on the 1st days of October and _____ in each year, to THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, or order, at said Bank of Montreal.

And _____ agree to procure and maintain policies of insurance on _____, situated on said premises to the amount of _____ Dollars, loss, if any, payable to THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, its successors and assigns, and in case _____ shall fail to pay the premiums as they become due on such policies and the holder hereof should pay the same, then this deed shall constitute a lien on the property herein conveyed for any such payments, and interest on the same at eight per cent. per annum in addition to the principal and interest aforesaid.

And the further agree that if default be made in the prompt payment of either one of the interest coupons or principal notes or insurance premiums as stipulated, or if the shall fail to pay any tax assessed against said property before the same becomes delinquent, then the principal debt hereby secured shall become due and payable at once at the option of the holder, and the said, THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, its successors or assigns may, and by these presents is authorized at its option to sell at public outcry, before the Court House door in the county of Thomas, State of Georgia, to the highest bidder, for cash, all of said property, or a sufficiency thereof to pay said indebtedness with the interest thereon and the expenses of the proceeding, including fees of Attorneys, if incurred, to the amount of ten per cent., after advertising the time, place and terms of sale in a newspaper of general circulation in said County of Thomas once a week for four weeks. And the said, THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, its agents or assigns, may make to the purchaser or purchasers of said property good and sufficient Titles in Fee Simple, to the same, thereby divesting out of the

said Edward B. Lauer and Charles R Lauer

_____ all right and equity that they may have in and to said property, and vesting the same in the purchaser or purchasers aforesaid. The proceeds of said sale are to be applied first to the payment of said debt and interest and the expenses of this proceeding, the remainder if any, paid to said Edward B. Lauer and Charles R Lauer

The said, THE SCOTTISH AMERICAN MORTGAGE COMPANY, LIMITED, its agent or assigns, are hereby authorized to proceed summarily to put the purchaser or purchasers in possession of said property, the said Edward B. Lauer and Charles R Lauer covenanting and agreeing to surrender the same without let or hindrance of any kind.

In witness whereof the said Edward B. Lauer and Charles R Lauer have hereto set their hand and affixed their seal, and delivered these presents, the day and year first above written.

Signed, Sealed and Delivered in presence of us:

John Macdonald } Charles R. Jones, (Seal.)
A. R. Jones, Not Pub } Edward B. Jones, (Seal.)
Thos Co Ga } _____, (Seal.)

Loan No. _____

WARRANTY DEED.

With Power of Sale to Secure Debt.

—FROM—

Edward P. Lancy

Charles R. Lancy

—TO—

The Scottish American Mortgage
Company, Limited,

EDINBURGH, SCOTLAND.

Dated *12th* 18*90*

OFFICE, CLERK OF THE SUPERIOR COURT,

Thomas County, Ga.

October 10th 18*90*

I, *W. G. Moore*

Clerk of the Superior Court in and for said County,
hereby certify that I have this day recorded
the within Deed in Book *13* Folio *477 & 478*
Record of Deeds, in and for said County.

W. G. Moore
Clerk of the Superior Court.

Thomas County.

Ed

1978.32.0111

Record of Deeds

Edward P. Lancy

Georgia } Before me personally appeared
Thomas County } Gilmore Singletary who on
oath says that he was well acquainted
with Edward White, deceased of said
county, and knows his widow Mrs
Eady White, and has lived in a mile of
them for years, that Missouri, John
and Edward are the three youngest child-
ren of said Edward and Eady White and
that from having known the three children
named from their infancy up he is
satisfied that the ages given by them
in their relinquishment of title to W.
W. Singletary, to wit Missouri 26 years,
John 24 years and Edward 21 years
are correct, and that George White, the
next child, older than Missouri, is a little
over 28 years of age - Gilmore Singletary

Sworn to & subscribed before me
this 24th day of Decemb. 1883.

Chas. P. Haussell
Notary Public
Thomas Co., Ga.

Georgia
Thomas County } } Before me personally
Gilmore Singletary who
on oath says that he has known Lot
No 53 in the 18th district of Thomas
County ever since he was old enough
to remember anything and that Edward
White ^{and his family & heirs} lived on said land ~~but~~ from
that time until it was sold to Hayes
Singletary & he or W. W. Singletary
have been in possession until
now - being now forty three years
of age ~~the~~ deponent can safely
swear to thirty (30) years possession
if not more - Gilmore Singletary

sworn to & subscribed
before me this 24th day
of December 1883

Chas. P. Hansell
Not Public Notary of Ga.

"Abstract of records in the 13th dist. Thomas Co. Ga."

No.	GRANTOR	GRANTEE	DATE OF INSTRUMENT			DATE OF RECORD			INSTRUMENT	RECORD		Block	Column	Lot
			Month	Day	Year	Month	Day	Year		Book	Page			
1	Leahy Rogers & Co. Rapid River	John W Reeves	July	5	1839	July	6	1839	Deed	D	386			100 - 13 - dist - 490 - acres
2	John W Reeves	Thomas Kearney	Dec	16	1841	Mich	27	1848	"	E	248			100 - " - " - " - "
3	Thomas Kearney	James McNeill	"	"	1846	"	2	"	"	"	222			100 - " - " - " - "
4	James McNeill	Blake A Lester	July	24	1847	July	16	1847	"	"	341			100 - " - " - " - "
5	Blake A Lester	Niel McKinman	July	10	1848	"	17	"	"	"	342			100 - " - " - " - "
6	Niel McKinman	J S Adams	Mich	15	1856	Mich	27	1856	"	G	247			100 - " - " - Suttle side coffee parcel
7	J S Adams	Jas R Adams	Nov	24	1885	July	8	1886	"	U	553			100 - " - " - 50 - acres
8	J S Adams	H G Adams	Sept	1	1887	Sept	13	1887	"	V	393			100 - " - " - 50 - "
9	H G Adams	Thos McCutcheon	April	25	1895	July	8	1895	"	W	550			100 - " - " - 50 - "
10	Thos McCutcheon	" " "	Nov	6	"	Nov	6	"	"	"	798			100 - " - " - 50 - "

Georgia Thomas County
 J W Gopper Clerk Supr Court in & for
 said State & County the same being a court of record
 having a seal & I am hereby certifying do hereby certify
 that the above and foregoing abstract of the (10) dec
 numbered 1 to 10 is in true and correct abstract
 of land no (100) in the 13th district of said county
 and State now of record in my office
 given under my hand and official seal of office at
 Thomasville Ga July 15 1903
 J W Gopper
 Clerk Supr Court
 Thomas Co Ga