

MINED 5/5/55
AND DELIVERED TO
Charles E. Good
Tandey, Va.
y. M. Kil

J. R. MIMS, et al
TO)(DEED & PLAT # 304
CHARLES E. GOOD

DEED

THIS DEED, made and entered into this 23rd day of April, 1955, by and between J. R. Mims and Ethel S. Mims, husband and wife, each in their own right and as consort of the other, PARTIES OF THE FIRST PART, and Charles E. Good, PARTY OF THE SECOND PART,

WITNESSETH:

That for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, to the parties of the first part by the party of the second part, and other good and valuable consideration, the receipt of which is hereby acknowledged, at and upon the signing, sealing and delivery of this instrument, the said parties of the first part do hereby bargain, grant, sell and convey, with General Warranty of title, unto the said party of the second part, all that certain tract or parcel of land with all improvements thereon and all rights and appurtenances thereunto belonging, lying and being situate west of the Pine Grove Road, about two miles south of the Village of Marksville, in Marksville Magisterial District of Page County, Virginia, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an oak tree which is a corner in the line of the other land of the parties of the first part, thence in a northwesterly direction approximately 315 feet to a point in the northeast line of the old Henderson Mill Road; thence in a northerly direction approximately 185 feet to an iron pin in the line between Mims and Clark Long; thence with the Mims-Long line S. 89-1/2 W. 842 feet to a corner; thence S. 18 W. 72 feet; S. 22 W. 115.5 feet; S. 63-1/2 W. 165 feet; S. 47 W. 82.5 feet to another corner; thence S. 64-1/2 E. 181.5 feet; S. 85 E. 1105 feet to the point of beginning, containing 10-1/3 Acres, more or less, a plat of which is attached hereto and to be recorded herewith, and being a part of the same real estate which was conveyed to J. R. Mims and Ethel S. Mims, by M. E. Roudabush and Ora S. Roudabush, his wife, by that certain deed dated September 4, 1943, and recorded in the Clerk's Office of Page County, Virginia, in Deed Book #115, at Page 266, to which said plat and deed reference is hereby made for a further description of the lot or parcel of land herein and hereby conveyed.

The said parties of the first part covenant that they have a right to convey the lot or parcel of land hereinabove described to the grantee and that they will warrant generally the title thereto.

WITNESS the following signatures and seals.

J. R. MIMS (SEAL)
J. R. Mims

ETHEL S. MIMS (SEAL)
Ethel S. Mims

U. S. I. R. Stamps for \$¹⁰ attached and cancelled

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

I, AGNES J. GREENE, a Notary Public, of and for the County aforesaid, State of Virginia, do hereby certify that J. R. Mims and Ethel S. Mims, husband and wife, each in their own right and as consort of the other, whose names are signed to the foregoing writing, bearing date on the 22nd day of April, 1955, have acknowledged the same before me in my County aforesaid.

annum, interest payable semi-annually on the 30th day of June and the 31st day of December of each year, executed by the said Clarence E. Good and Dorothy Virginia Good to Mark D. Woodward, General Receiver of the Circuit Court of Page County, Virginia, and made payable on the 30th day of June, 1956, 1957, 1958, 1959, and 1960, respectively, it being understood that the obligors shall have the privilege of anticipating the maturity of anyone or more of said bonds on any interest due date, provided sixty (60) days prior notice in writing is given to the holder thereof.

In the event default is made in the payment of any of said bonds or of any installment of interest due thereon, all of said bonds shall thereupon fall due and payable, and the said party of the second part on the request of the holder of any of said bonds in default shall proceed to execute the trust as provided by the statute law of Virginia.

Insurance against loss by fire of improvements is required in at least the amount of ONE THOUSAND TWO HUNDRED SEVENTY-FIVE DOLLARS (\$1,275.00).

It is hereby understood and agreed between the parties hereto that exemptions are waived; that the indebtedness secured hereunder is subject to call upon default; that this deed of trust to secure this indebtedness is governed by and is in accordance with Sections 55-58 to 55-66, both inclusive, of the Code of Virginia, 1950, and any and all other acts amendatory thereto.

WITNESS the following signatures and seals.

CLARENCE E. GOOD (SEAL)
Clarence E. Good

DOROTHY VIRGINIA GOOD (SEAL)
Dorothy Virginia Good

STATE OF VIRGINIA

COUNTY OF PAGE, TO-WIT:

I, NORMA M. GOOD, a notary public in and for the County of Page, State of Virginia, do hereby certify that Clarence E. Good and Dorothy Virginia Good, his wife, whose names are signed to the foregoing writing bearing date on the 5th day of May, 1955, have this day personally appeared before me in my County and State aforesaid, and acknowledged the same.

Given under my hand this 5th day of May, 1955.

My commission expires on the 17th day of January, 1959.

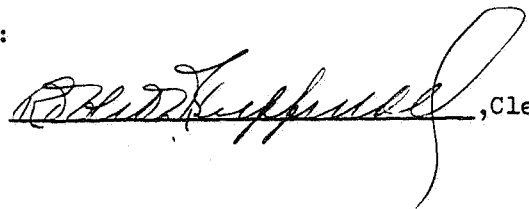
NORMA M. GOOD
Notary Public.

VIRGINIA:

PAGE COUNTY, TO-WIT:

The foregoing DEED OF TRUST was received in the Clerk's Office of the Circuit Court of Page County, Virginia, May 5, 1955, at 10:25 A. M., with certificate of acknowledgment thereon, and admitted to record.

Teste:

, Clerk.

The above described bond(s) is/are presented, cancelled, this
the 5th day of May, 1955.
Teste: *[Signature]*, Clerk.