

ABSTRACT OF TITLE

OF

CELESTE D. PARK

TO

LOT NUMBER 55

WHITE PROJECT

PREPARED BY

Edgar S. Douglas
Attorney at Law
Columbia, S. C.

ABSTRACT OF THE TITLE

OF

CELESTE D. PARK

TO

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in "Hampton Place," formerly a suburb but now a part of the City of Columbia, in the County of Richland, and State of South Carolina, being known as a part of lot 67 on a plat of "Hampton Place", recorded in Office of Clerk of Court for Richland County, in Plat Book "C" at page 35, and being bounded and described as follows: On the north by part of lot No. 67 shown on said plat, now the property of Samuel Woodson, whereon it measures ninety-six (96') feet, more or less, east by Mc Duffie Avenue, whereon it measures Twenty-six (26') feet, more or less, south by lot 68 as shown on said plat whereon it measures ninety-six (96') feet, more or less, and west by lands of A. M. Deal whereon it measures twenty-six (26') feet, more or less.

Prepared by Edgar D. Douglas, Attorney at Law,
Columbia, S. C., for the Columbia Housing Authority
to whom said property has been offered for sale.

The lot above described is a portion of a larger
tract of land owned by General Wade Hampton prior to
the burning of the records of Richland County, S. C.
in 1865. The tract owned by him of which he died
seized and possessed, contained 108 acres. It does
not appear that in his lifetime he sold any of this
tract.

The abstract of the title of the property above
described, prior to the deed first hereinafter set
forth will be found in the Abstract of Title of
CLARENCE RICHARDS (NO. ~~47~~) herewith submitted. (
Links 1-9 inclusive and Link 13.)

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Columbia Real Estate)	Deed-
and Insurance Agency,)	Dated-August 12, 1912.
)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "AU" Page 575
Letty David.	)	Date of Recording-August 13, 1912.
)	

Consideration: \$1100.00

Conveys: Lots Nos. 67 and 68 on plat of "Hampton Place", recorded
in Plat Book "C" at page 35.

Embraces lot in question.

"This conveyance is made subject to the following
conditions and restrictions: That the property herein described is
not to be sold, rented or otherwise disposed of to persons of African
descent. In the event of a violation by the grantee, her heirs or
assigns of the foregoing conditions and restrictions the title to the
said property shall revert to the grantor, except as against lien
creditors."

Fee Simple, full warranty, regular in execution and proof. No
renunciation of dower, the grantor being a corporation.

Letty David	)	Deed-
	)	Dated-April 17, 1914.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
B. F. David	)	Book "BI" Page 429.
	)	Date of Recording-April 17, 1914.

Consideration: \$5.00 and other consideration.

Conveys: Lots Nos. 67 and 68 on plat of "Hampton Place" recorded
in Plat Book "C" at page 35.

Embraces property in question.

Fee Simple, full warranty, regular in execution and proof. No
renunciation of dower, the grantor being a woman.

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Fee Simple, full warranty, regular in execution and proof. No renunciation of dower, grantor being a bachelor.

Aaron David	)	Deed-
	)	Dated-February 15, 1915.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
Eva Edmonds David	)	Book-"BL"-Page 292.
	)	Date of Recording-February 16, 1915.

Consideration: \$5.00 and other consideration.

Conveys: Lots nos. 67 and 68 on plat of "Hampton Place", recorded
in Plat Book "C" at page 35.

Embraces the property in question.

Fee Simple, full warranty, regular in execution and proof. No
renunciation of dower, the grantee being the wife of the grantor.

Eva Edmonds David	)	Deed-
	)	Dated-January 9, 1920.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
Pierre F. LaBorde	)	Book "CA"-Page 240.
	)	Date of Recording-March 3, 1920.

Consideration: \$5.00 and other consideration.

Conveys:

Lots nos. 67 and 68 on a plat of "Hampton Place", recorded
in Plat Book "C" at page 35.

Embraces the property in question.

Fee Simple, full warranty, regular in execution and proof. No
renunciation of dower, the grantor being a woman.

Pierre F. LaBorfe	)	Deed-
	)	Dated-January 12, 1923.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
A. M. Deal.	)	Book "CJ"-Page 589.
	)	Date of Recording-January 20, 1923.

Consideration: \$5.00 and other consideration.

Conveys:

Lots nos. 67 and 68 in "Hampton Place", as shown on a plat recorded in Plat Book "C" at page 55, bounded north by McDuffie Avenue; whereon they front one hundred (100') feet; on south by Marshall Street whereon it measures one hundred and seventy-two (172') feet, and west by a ten foot alley whereon they measure one hundred (100') feet.

Embraces lot in question.

Note: The northern boundary is given as McDuffie Avenue, whereas the northern boundary should be lot No. 66. Inasmuch as the lots are conveyed by number on a recorded plat we think this error may be disregarded.

Fee Simple, full warranty, regular in execution and proof. Dower renounced.

A. M. Deal)
)
to)
)
Celeste D. Park.)
)

Deed-
Dated March 2, 1936.
Recorded Clerk's Office
Richland County, S. C.
Book "EA"-Page 179.
Date of Recording-March 6, 1936.

Consideration: \$400.00

All that piece, parcel or lot of land, situate lying and being in Hampton Place, formerly a suburb but now a part of the City of Columbia, in the County of Richland, State of South Carolina, being known as a part of lot 67 on a plat recorded in Office of Clerk of Court for Richland County, in Plat Book "C" at page 35 and being bounded and described as follows: on the north by lot 66 on said Plat whereon it measures ninety-six (96') feet, more or less; east by McDuffie Avenue, whereon it measures fifty (50') feet; south by lot 68 as shown on said plat and west by other lands of grantor, whereon it measures fifty (50') feet; said tract of land being a portion of lot 67 formerly conveyed to grantor by Perry F. LaBorde by his deed dated January 12, 1923 and recoded in Clerk's Office for Richland County in deed book "CJ" at page 589.

FeeeSimple, full warranty, regular in execution and proof,
Dower renounced

ENCUMBRANCES

Celeste D. Park)
)
 to)
)
R. E. Carwile.)
)
 Mortgage-
 Dated-May 8, 1936.
 Recorded Clerk's Office
 Richland County, S. C.
 Book "HE" Page 45.
 Date of Recording-May 9, 1936.

Consideration: \$600.00

Covers the property in question.

Secures bond for \$600.00 payable \$50.00 on
January 1, 1938; \$50.00 on January 1, 1939; \$50.00 on January
1, 1940; \$50.00 on January 1, 1941 and balance of \$400.00 payable
January 1, 1942. Interest at 6% per annum.

T A X E S

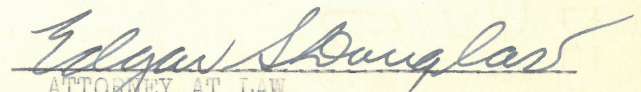
All taxes for the past ten years appear to have been regularly
paid, except City taxes for the year 1936. It will be noticed in this
abstract that CELESTE D. PARK, purchased the property from A. M. DEAL,
on March 2, 1936, the lot in question being a portion of the property
owned by Mr. Deal. Taxes on this lot are therefore included in the City
taxes item for 1936, which is unpaid in the name of A. M. DEAL, the total
amount due will be found in the abstract of the property of A. M. DEAL,
(No. 56) herewith submitted.

*R E P O R T

I hereby certify that I have made a careful examination of the
public records for Richland County, S. C., and the foregoing abstract con-
tains reference to all recorded instruments that affect the title to the
property in question, and in my opinion CELESTE D. PARK, is seized in fee
simple of a good and marketable title subject only to the lien of the
mortgage to R. E. CARWILE, above set out and to the lien of 1936 taxes
hereinabove set forth.

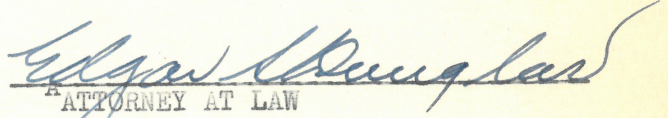
Columbia, S. C.

March 7, 1939.


ATTORNEY AT LAW

FINAL OPINION

This is to certify that the mortgage or mortgages, if any, set out in this abstract has or have been satisfied and cancelled of record, and that Celeste D. Park has executed and delivered a fee simple, general warranty deed to The Housing Authority of the City of Columbia, S. C., conveying the property described substantially as in the caption of this abstract and said deed is recorded in the office of the Clerk of Court for Richland County, in Deed Book "EQ", at page 193; that all taxes for the years 1929-1938 inclusive, are paid of record, and I am of opinion that The Housing Authority of the City of Columbia, S. C., is seized and possessed of a reasonably safe and marketable title to the said premises, subject only to the lien of all taxes for the year 1939.


ATTORNEY AT LAW

Columbia, S. C.

Sept. 9th, 1939.