

Continued -

ABSTRACT OF TITLE

OF

CHARLES & MATTIE JOHNSON

TO

LOT NUMBER 34

WHITE PROJECT

PREPARED BY

CHARLES I. DIAL
ATTORNEY AT LAW
COLUMBIA, S. C.

ABSTRACT OF TITLE

OF

CHAS. and MATTIE JOHNSON

TO

All that certain piece, parcel and lot of land, together with the improvements thereon, situate, lying and being in the City of Columbia, in the County of Richland, and the State of South Carolina, containing one-fourth ($\frac{1}{4}$) acre, more or less, bounded on the North by the Camden Road and measuring thereon fifty-two (52') feet more or less, on the East by lot now or formerly of Minnie Campbell and measuring thereon two hundred eight feet eight inches (208'8") more or less, on the South by lot now or formerly of Peter Wall and measuring thereon fifty-two feet two inches (52'2") more or less, and on the West by lot now or formerly of James Singleton and measuring thereon two hundred eight feet eight inches (208'8") more or less.

This abstract prepared by Charles I. Dial, Attorney at Law, Columbia S. C., for the Columbia Housing Authority, and covers the period of 50 years last past.

From the records of Richland County I find the chain of title to run as follows:

John C. B. Smith)
)
 to)
)
Geo. L. Dial)
)
J 346.)

Deed - Fee simple, general warranty.
Dated April 17, 1874.
Recorded April 25, 1874.
Consideration - \$600.00.
Dower - Renounced.

Conveys all that tract, piece or parcel of land, situate, lying and being in the County of Richland, State aforesaid, containing seven acres and sixteenths of an acre, more or less, and bounded as follows, that is to say: on the North by the Camden Road, East by lands of Mrs. Wade Hampton, South by lands formerly of the estate of Andrew Wallace, and West by lands formerly of the estate of Andrew Wallace.

Proper as to execution and probate.

Geo. L. Dial	}	Deed - Fee simple, general warranty.
to		Dated - None.
		Recorded - March 15, 1877.
Elvira Moore and Susannah Moore		Consideration \$75.00.
L 17.		Dower - Renounced.

Conveys all that piece or parcel of land, situate, lying and being in Richland County, State of South Carolina, and containing one-fourth (1/4) acre, bounded on the North by the Camden Road, on the East by Minnie Wesley, Guardian for John and Mary Walker, on the South by Geo. L. Dial, and on the West by lands of Geo. L. Dial, said piece or parcel of land fronting fifty-two feet two inches (52'2") on Camden Road and running back two hundred eight feet eight inches (208'8").

Proper as to execution and probate.

Charity Aiken

to

Daisy Estelle Asman, John
Robinson and Viola P. Robinson

CU 409.

) Deed - Fee simple, general warranty.
) Dated March 1, 1926.
) Recorded October 26, 1926.
) Consideration - Love and affection and
assumption of \$900.00 mortgage.
) Dower - Grantor a woman.
)

Conveys lot described in deed of Geo. L. Dial to Elvira Moore
and Susannah Moore, Book L, page 17.

Recites: "Being the same lot of land heretofore conveyed by Geo.
L. Dial to Elvira Moore and Susanna Moore, by deed recorded in the office of
the Clerk of Court for Richland County in deed Book L, page 17, on March *correctness?*
5, 1877, and being the same lot inherited by me as sole heir at law and
distributees of Elvira Moore and Susanna Moore."

Conveys to Daisy Estelle Asman, undivided one-half (1/2) interest,
to John Robinson undivided one-fourth (1/4) interest, to Viola P. Robinson
undivided one-fourth (1/4) interest.

Proper as to execution and probate.

Daisy Estelle Asman, John Robinson
and Viola P. Robinson

to

Standard Building and Loan
Association.

FW 41

) Mortgage

) Date - July 16, 1928

) Recorded - July 18, 1928

) Secures - Note - \$1100 payable
) \$13.20 monthly

) Dower - Renounced

) Covers:
)

Same lot described in deed of Charity Aiken to Daisy Estelle Asman,
et al - Deed Book "CU", page 409.

Proper as to execution and probate.

Standard Building and Loan Association,)
Plaintiff-)
-vs-)
Daisy E. Asman, Viola P. Ribinson,)
John Robinson and Frank Salley,)
Defendants.)

Suit in Foreclosure

Judgment Roll

#21345.

Summons and Complaint, in usual form for foreclosure of mortgage, dated October 9, 1930 and filed same date.

Certificate of Clerk as to filing of Lis Pendens-dated October 9, 1930.

Affidavit of Service as to all Defendants-dated October 10, 1930.

Affidavit of Default-dated November 6, 1930.

Order of Reference-dated November 6, 1930.

Original Note and Mortgage, with Dower renounced, in Roll.

Master's Report recommending judgment for Plaintiff-dated November 6, 1930.

Decree of Foreclosure-dated November 14, 1930-orders Sale of property.

Master's Report on Sales-reports Sale of property to Standard Building and Loan Association, and delivery of deed to it.

No order confirming Sale.

Original Decree is marked "Fully Satisfied".

April 9, 1934 by Thomas and Lumpkin.

J. C. Townsend, Master

to

Standard Building & Loan Assn.

DK 205.

) Deed - Master's.
) Dated January 12, 1931
) Recorded January 15, 1931.
) Consideration - \$750.00.
) Dower - Master's Deed.
)
)

Conveys same lot described in deed of Charity Aiken to Daisy
Estelle Asman, et al., Book CU, page 409.

Proper as to execution and probate.

Standard Building & Loan Assn.	)	Deed - Fee simple, general warranty.
	)	Dated May 22, 1934.
to	)	Recorded May 25, 1934.
	)	Consideration - \$5.00 and other valuable
Chas. and Mattie Johnson	)	consideration.
	)	Dower - Grantor a corporation.
DH 569.)	

Conveys all that certain piece, parcel and lot of land, together with the improvements thereon, situate, lying and being in the City of Columbia, in the County of Richland, and the State of South Carolina, containing one-fourth (1/4) acre, more or less, bounded on the North by the Camden Road and measuring thereon fifty-two feet (52') more or less, on the East by lot now or formerly of Minnie Campbell and measuring thereon two hundred eight feet eight inches (208'8") more or less, on the South by lot now or formerly of Peter Wall and measuring thereon fifty-two feet two inches (52'2") more or less, and on the West by lot now or formerly of James Singleton and measuring thereon two hundred eight feet eight inches (208'8") more or less, and being the same premises heretofore conveyed to the Standard Building & Loan Association by J. C. Townsend, Master for Richland County, by deed dated January 12, 1931 and recorded in the office of the Clerk of Court for Richland County in Deed Book DK, page 205.

Proper as to execution and probate.

MORTGAGES-

Charles and Mattie Johnson	)	Mortgage-
	)	Dated-February 23, 1934.
to	)	Recorded-May 25, 1934.
	)	Secures-\$1109.98 note payable \$8.78
Home Owner's Loan Corporation.	)	per month.
GY 6	)	Dower-Renounced.
	)	Covers-

Same lot described in deed of Standard Building and
Loan Association to Charles and Mattie Johnson, Deed Book "DH" at page
569.

Proper as to Execution and Probate.

Charles and Mattie Johnson	)	Mortgage-
	)	Dated-May 25, 1934.
to	)	Recorded-May 25, 1934.
	)	Secures-\$200.00 note payable
Standard Building and Loan Association.	)	\$2.40 per month.
GI 291	)	Dower-Renounced.
	)	Covers-

Same lot described in deed of Standard Building and
Loan Association to Charles and Mattie Johnson-Deed Book "DH" page 569.

Proper as to Execution and Probate.

MORTGAGES

I find no mortgages of record affecting the title to this property except the two mortgages set forth in the body of this abstract.

LIENS

I find no lis pendens, mechanic liens, judgments or Federal tax liens affecting the title to this property.

TAXES

State and County taxes for the years 1929 to 1938 inclusive, are marked paid of record.

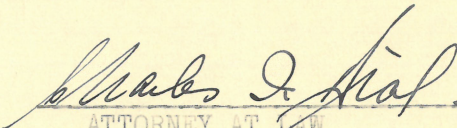
City taxes for the years 1932 to 1938 inclusive, are marked paid of record, but I am unable to locate this property on the City tax books for the years 1929 to 1931 inclusive.

OPINION

I am of opinion that Charles and Mattie Johnson are seized and possessed of a reasonably safe and marketable title in the property described in the caption of this abstract subject to the lien of the two mortgages herein set forth, and subject to the lien of the City of Columbia for taxes for the years 1929 to 1931 inclusive.

Columbia, S. C.

April 10th, 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 Charles Johnson and Mattie Johnson 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 297; 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.

Columbia, S. C.

October 14th, 1939.

ATTORNEY AT LAW