

1509 Haidee

**ABSTRACT OF TITLE**

**OF**

GRACE WASHINGTON

**TO**

LOT NUMBER 52

WHITE PROJECT

1509  
Haidee  
/ 2

**PREPARED BY**

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



ABSTRACT OF THE TITLE

OF

GRACE WASHINGTON

TO

All those lots or parcels of land lying and being in Hampton Place, a suburb of the City of Columbia, in said County and State, and designated on a plat of said Hampton Place, made by T. Keith Legare, C. E.; and recorded in Office of Clerk of Court for Richland County, in plat book "C" at page 35, said lots having a frontage of forty-five (45') feet, and its sides a length of one hundred and sixty-five feet (165'), more or less, and more particularly described as follows:

1: Lot known and designated on said plat as the northern half of lot No. 65 and bounded by lot No. 64 on said plat; on the east by McDuffie Avenue; on the south by the remaining half of said lot No. 65 and on the west by an alleyway ten (10') feet wide, measuring on its northern and southern lines one hundred and sixty-five (165') feet, more or less, and on its eastern and western lines twenty-five (25') feet.

2: Lot known and designated on said plat as the southern part of lot No. 64, and bounded on the north by the remaining part of said lot No. 64, on the east by McDuffie Avenue; on the south by by northern side of lot described above and on the west by an alleyway ten feet (10') wide, measuring on its northern and southern lines one hundred and sixty-five (165') feet, more or less; and on its eastern and western lines twenty (20') feet, both lots totaling a frontage of forty-five feet in width and its sides a length of one hundred and sixty-five (165') feet, more or less .



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

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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.

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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.)



Lillian Joseph

Date of Recording-Not shown

Fee Simple, full warranty. Regular in execution  
and proof, no dower grantor being a corporation.



\*

Columbia Real Estate	)	Deed-
and Insurance Agency	)	Dated-November 16, 1912.
	)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "AU" Page 600.
Lillian Joseph	)	Date of Recording-November 16, 1912.
	)	

Consideration: \$4.00

Conveys: Northern one-half lot No. 65 and southern one-half lot N<sub>o</sub>.  
65 on Plat of "Hampton Place" recorded in Plat Book "C" *Out there*  
at page 35. This embraces the ~~southern~~ twenty-five (25')  
feet in width of the 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, his heirs or assigns of  
the foregoing conditions and restrictions the title to the said  
property shall revert to the grantor except as to lien creditors.

Fee Simple, full warranty. Regular in execution and proof. No  
dower grantor being a corporation.



Lillian Joseph     )  
                      )  
          to           )  
                      )  
Kate Crawford     )  
                      )  
                      Mortgage-  
                      Dated November 22, 1912.  
                      Recorded Clerk's Office  
                      Richland County, S. C.  
                      Book "B4" Page 196.  
                      Date of Recording-November 22, 1912.

Consideration:

Covers-Lot No. 64 northern one-half lot No. 65 and southern one-half  
lot No. 63 on Plat "Hampton Place" recorded Plat Book "C"  
at page 35.

Embraces property in question.

No dower, mortgagor being a woman.



Kate Crawford	)	Judgment-
-vs-	)	Roll # 11926-
Lillian Joseph	)	Richland County.

This is an action for the foreclosure of the mortgage covering property in question given to Plaintiff by Defendant on November 22, 1912 and recorded in mortgage book "BZ" at page 196. Summons and Complaint dated November 27, 1915. Service regular on November 30, 1915. Affidavit/default of ~~Defendant~~ Plaintiff's Attorney dated December 21, 1915 shows default by Defendant. Order of Reference signed by Hon. John H. Bowman refers the matter to A. D. McFadden, Master for Richland County. This order also shows that Lis Pendens was duly filed. Masters Report dated February 1, 1916. Decree of Foreclosure and Sale Dated February 9, 1916, orders sale of the premises for cash and orders judgment in favor of Plaintiff against the Defendant for \$4525.35, and costs. Masters Report on Sales indicate that the property was sold on March 6, 1916 and was bid in by Plaintiff for \$4000.00 and that deed conveying same has been delivered. This report is dated March 31, 1916. Order confirming Sale signed by Hon. Murdel L. Smith dated July 18, 1916 confirms Masters Report.

Note: Lis Pendens Book for 1915 shows that Lis Pendens in the above action was duly filed on November 30, 1915.



A. D. McFadden,	)	Deed-
Master for Richland County,	)	Dated-March 30, 1916.
	)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "AP"-Page 516.
Miss Kate Crawford.	)	Date of Recording-March 30, 1916.

Consideration: \$4000.00

Conveys: Lot No. 64, northern one-half lot No. 65 and southern  
one-half lot No. 63 on plat of "Hampton Place" recorded  
Plat Book "C" at page 35.

The above described property embraces property in question.

Fee.Simple, Regular in execution and proof.



In Re Estate	)	Box 235.
	)	Roll # 8252.
of	)	Probate Court
	)	Richland County.
Kate Crawford	)	
	)	

Item 2 of the Will of Kate Crawford is as follows:

2-"I give all of my property, both real and personal, of every kind whatsoever and wherever located to my sister Mary Lorraine Crawford absolutely and in fee simple.

Will dated May 21, 1912. Regular in form.

Testatrix died August 9, 1918. Petition to prove Will granted November 5, 1919.

Letters testamentary duly issued to Mary Lorraine Crawford and will admitted to probate in Common Form.

Petition for Final Discharge dated March 2, 1925 and Letters Dismissory granted May 12, 1925.

The Roll ~~shows~~ all debts of the estate were duly paid.



Mary L. Crawford	)	Deed-
	)	Dated-February 28, 1919.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
Virgie May Auman	)	Book "BV" Page 488.
	)	Date of Recording-February 28, 1919.

Consideration: \$1000.00 and other consideration.

Conveys: Lot No. 64, northern one-half lot No. 65 and the southern one-half lot No. 63 on plat of "Hampton Place" recorded Plat Book "C" at page 35.

The above described property embraces property in question.

Fee Simple, full warranty, regular in execution and proof, no dower, grantor being a woman.



Virgie Mae Auman	)	Deed-
	)	Dated October 1, 1919.
	)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "BW" Page 541.
R. P. Rosser	)	Date of Recording-October 1, 1919.

Consideration: \$1000.00 and assumption of  
mortgage below.

Conveys: Lot No. 64, northern one-half lot No. 65 and southern  
one-half lot No. 63 on plat "Hampton Place" recorded  
Plat Book "C" at page 35, described identically as in  
preceeding deed.

The above described property embraces property in question.

Fee Simple, full warranty, regular in execution and proof, no  
dower grantor being a woaman.

Note: This deed is signed Virgie Mae Auman while balance thereof is  
written Virgie May Auman. We are of opinion that this irregularity  
is immaterial.



R. P. Rosser ) Deed-  
 )  
to ) Dated-April 10, 1920.  
 ) Recorded Clerk's Office.  
 ) Richland County, S. C.  
John W. Watson. ) Book "CA"-Page 433.  
 )  
 ) Date of Recording-April 12, 1920.  
 )

Consideration: \$3200.00 and other consideration.

Conveys:

1. Lot No. 64 on plat Hampton Place bounded north by lot No. 63 measuring thereon on hundred and sixty-three<sup>feet</sup>/and five inches (163'5") , east by McDuffie Avenue and measuring fifty (50') feet, south by lot No. 65 and measuring one hundred and sixty-five (165') feet, west by ten (10) foot alley measuring fifty (50') feet, more or less.

2. Northern one-half lot No. 65 bounded on north by lot N<sup>o</sup>. 64, east by McDuffie Avenue; South by remaining one-half lot No. 65; west by ten (10) foot alley measuring on north and south sides one hundred and sixty-five (165') feet and on east and west lines twenty-five (25') feet, more or less.

3. Southern one-half lot No. 63 bounded north by northern one-half lot No. 63; east by McDuffie Avenue; South by lot No. 64; and west by alley ten (10') feet wide measuring on northern and southern sides one hundred and sixty-three feet and five inches (163'5"), and on east and west sides twenty-five (25') feet.

The above described property embraces property in question.

Fee, Simple, full warranty, regular in execution and proof,  
dower renounced,



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John W. Watson	)	Deed.
	)	Dated-February ---, 1929.
to	)	Recorded Clerk's Office.
	)	Richland County, S. C.
Grace Washington.	)	Book "DE"-Page 566.
	)	Date of Recording-February 20, 1929.

Consideration: \$5.00

All those lots or parcels of land lying, and being in Hampton Place, a suburb of the City of Columbia, in said County and State, designated on a Plat of said Hampton Place made by T. Keith Legate, C. E., and recorded in Office of Clerk's Office, for Richland County, in Plat Book "C" at page 35, said lots having a frontage of forty-five (45') feet, more or less, and more particularly described as follows:

- 1- Lot known and designated on said plat as the northern half of Lot No. 65 and bounded by lot No. 64 on said plat; on the East by McDuffie Avenue; on the south by the remaining half of said lot 65 and on the west by an alleyway ten (10') feet wide, measuring on its northern and southern lines one hundred and sixty-five (165') feet, more or less, and on its eastern and western lines twenty-five (25') feet.
- 2- Lot known and designated on said plat as the southern part of lot No. 64, and bounded on the north by the remaining part of said lot No. 64; on the east by McDuffie Avenue; on the south by northern side of lot described above and on the west by an alleyway ten (10') feet wide measuring on its northern and southern lines one hundred and sixty-five (165') feet, more or less, and on its eastern and western lines twenty (20') feet, both lots totaling a frontage of forty-five (45') feet in width and its sides a length of one hundred and sixty-five (165') feet, more or less; said premises having been conveyed to me by R. P. Rosser by his deed dated April 10, 1920, and recorded in Clerk's Office, for Richland County, Book of Deeds "CA" at page 433.

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



ENCUMBRANCES.

Grace Washington	)	Mortgage
	)	Dated-August 15, 1934.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
Standard Building	)	Book "GX"-Page 55.
and Loan Association.	)	Date of Recording-August 16, 1934.

Consideration: \$1100.00.

Covers-the property in question.

Secures note for \$1100.00 payable \$13.20 per month. Open  
of record.



ENCUMBRANCES\*

Grace Washington	)	Mortgage.
	)	Dated-September ---, 1930.
to	)	Recorded Clerk's Office
	)	Richland County, S. C.
E. E. Sligh, & Company.	)	Book "GZ"-Page 273.
	)	Date of Recording-April 9, 1935.

Consideration: \$64.70.

Covers Property in question.

Secures note for \$64.70 payable \$20.00 October 15, 1930; \$20.00 November 15, 1930 and \$24.70 December 15, 1930.

Open of record.

\* \* \* \* \*

T A X E S

State and County taxes for the years 1934-35, amounting to \$32.60, and State and County taxes for the year 1938 amounting to \$18.54, do not appear to have been paid. City taxes for the year 1935, amounting to \$17.34 and City taxes for the year 1938 amounting to \$16.59 are unpaid. All other taxes for the past ten years appear to have been regularly paid.

\* \* \* \* \*

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 contains reference to all recorded instruments that affect the title to the property in question, and in my opinion Grace Washington is seized in fee simple of a good and marketable title, subject only to the mortgage of Standard Building and Loan Association, and the mortgage of E. E. Sligh and Company, and to the lien of the taxes hereinabove set out.

Columbia, S. C.

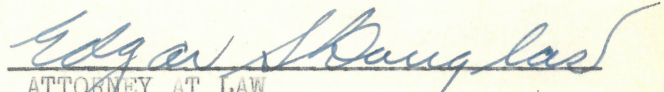
March 3, 1939.

*Edgar S. Douglas*



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 Grace Washington 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 183; 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. 9<sup>th</sup>, 1939.