

O.K. final

**ABSTRACT OF TITLE**

**OF**

MAGGIE L. ADAMS

**TO**

LOT NUMBER 53

WHITE PROJECT

**PREPARED BY**

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

ABSTRACT OF TITLE

OF

MAGGIE L. ADAMS

All that lot or parcel of land with the improvements thereon, situate, lying, and being in Hampton Place, now in the City of Columbia, in the County of Richland, State of South Carolina, fronting thirty-seven and one-half (37-1/2') feet, on McDuffie Avenue, and running back therefrom in parallel lines to a depth of one hundred and sixty-five feet, (165') more or less, and bounded on North by lot of Watson; East by McDuffie Avenue; South by lot of E. H. Smith, and west by an alleyway and being the northern one-half of the lot conveyed heretofore to E. H. Smith, by Bertha Kirby by deed dated June, 4, 1913, and recorded in deed book "BE", at page 527 and being the southern portion of lot No. 65 and the northern portion of lot No. 66 as shown on a plat of Hampton Place, recorded in Plat Book "C", at page 35.

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

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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 life time 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)

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Columbia Real Estate	)	Deed-
and Insurance Agency,	)	Dated January 3, 1913.
	)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "B <del>2</del> "-Page 52.
Anna S. Barton.	)	Date of Recording-March 10, 1913.
	)	

Consideration: \$5.00 and other consideration.

Conveys:

Southern one-half lot No. 65 on Plat of "Hampton Place" recorded Plat Book "C" at page 35.

Embraces a portion of the property 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.

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Columbia Real Estate	)	Deed-
and Insurance Agency	)	Dated-June 10, 1912.
	)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "AU" Page 432.
Anna S. Barton,	)	Date of Recording-February 27, 1912.
	)	

Consideration: \$375.00

Conveys: Lot No. 66 on plat of "Hampton Place" recorded Plat Book  
"C" at page 35.

This embraces a portion of the property 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 and 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 renunciation of dower, the grantor being a corporation.

Anna S. Barton ) Deed-  
                  ) Dated ~~May~~ 20, 1913.  
                  ) Recorded Clerk's Office  
                  ) Richland County, S. C.  
Bertha Kirby    ) Book "BE" at page 551.  
                  ) Date of Recording-May 30, 1913.

Consideration: \$2850.00

Conveys: Lot No. 66 and southern one-half lot No. 65 on plat of  
          "Hampton Place", recorded 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.

Bertha Kirby )  
                  ) Deed-  
                  ) Dated-June 4, 1913.  
to                  ) Recorded Clerk's Office  
                  ) Richland County, S. C.  
E. H. Smith      ) Book "BE" Page 527.  
                  ) Date of Recording-June 6, 1913.

Consideration: \$2900.00 paid and secured.

Conveys: Lot No. 66 and the southern one-half lot No. 65 on plat  
of "Hampton Place" recorded 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.



T A X E S

State and County taxes for the year 1936, amounting to \$9.51, are still open and unpaid upon record. All other taxes for the past ten (10) years are paid.

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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 MAGGIE L. ADAMS, is seized in fee simple of a good and marketable title, subject only to the lien of the taxes hereinabove set out.

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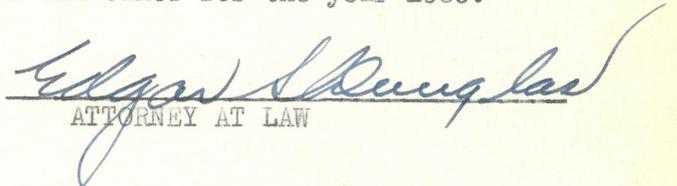
Columbia, S. C.

March 4, 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 Maggie L. Adams 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 "DA", at page 264; 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.