

O.K. - final

R.

ABSTRACT OF TITLE

OF

JOSEPHINE PREVARD
&
SIDNEY PREVARD

TO

LOT NUMBER 50

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF THE TITLE

OF

JOSEPHINE PREVARD AND SIDNEY PREVARD

TO

All that certain piece, parcel or lot of land with improvements thereon, situate, lying, and being on the western side of McDuffie Avenue, in "Hampton Place", a suburb of the City of Columbia, in the County of Richland, in the State of South Carolina, being and embracing lot No. 62 and the northern half of lot No. 63 as are shown on the plat made of said Hampton Place, by T. Keith Legare, surveyor; recorded in the Office of Clerk of Court for Richland County, in Plat Book "C" at page 35, said lot being in shape a quadrilateral and being bounded on the north by lot No. 61 on said plat whereon it runs and measures one hundred and sixty (160') feet; on the east by said McDuffie Street, whereon it runs and measures seventy-five (75') feet; on the south by the southern half of said lot No. 63 whereon it runs and measures one hundred and sixty-two and nine tenths (162.9 '), more or less, and on the west by an alleyway whereon it runs and measures seventy-five feet.

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.

The lot above described is a portion of a larger tract
of land owned by General Wade Hampton prior to the burn-
ing 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 42)
herewith submitted. (Links 1-9 inclusive and link 13)

Columbia Real Estate)
and Insurance Agency)
to)
Marvin T. Crouch.)

Deed-
Dated-April 2, 1912.
Recorded Clerk's Office
Richland County, S. C.
Book "AU"-Page 491.
Date of Recording-April 2, 1912.

Consideration: \$675.00

Conveys-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, 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 corporation.

Marvin T. Crouch) DEED-
to) Dated-July 10, 1922
J. Hughes Cooper) Recorded in Clerk's Office
) Richland County, S. C.
) Book "CI" Page 551.
) Date of Recording-July 10, 1922.

Consideration: \$5.00

Conveys-Property in question.

Fee Simple-full warranty-regular in execution and proof.

NOTE: The dower is renounced by Bernice I. Crouch, wife of the grantor, but is notarized by Lamar F. Calvo, whereas in the body thereof, W. G. Belser is recited to be the Notary before whom the renunciation is taken. We do not deem this irregularity to be material.

John Hughes Cooper)
) Deed-
) Dated-November 22, 1922.
) Recorded Clerk's Office
) Richland County, S. C.
to)
) Book "CJ"-Page 213.
William H. Gelston.)
) Date of Recording-November 24, 1922.

Consideration: \$5.00 and other consideration.

Conveys-Property in question.

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

~~no dower, no grantor~~ unmarried.

William H. & Gelston)	Deed-
)	Dated-October 14, 1931.
to)	Recorded Clerk's Office
)	Richland County, S. C.
Josephine Prevard,)	Book "DP"-Page 259.
Sidney Prevard.)	Date of Recording-October 23, 1931.
)	

Consideration: \$5.00 and other consideration.

All that certain piece, parcel or lot of land, with improvements thereon situate, lying, and being on the western side of McDuffie Avenue, in Hampton Place, a suburb of the City of Columbia, in the County of Richland, in the State of South Carolina, being and embracing lot No. 62 and the northern half of lot # 63 as are shown on the plat made of said Hampton Place by T. Keith Legare, surveyor, recorded in the Office of Clerk of Court for Richland County, in plat book "C" at page 35, said lot being in shape a quadrilateral and being bounded on the north by lot No. 61; on said plat whereon it runs and measures one hundred and sixty (160') feet; on the east by said McDuffie St. whereon it runs and measures seventy-five (75') feet; on the south by the southern half of said lot No. 63 whereon it runs and measures one hundred and sixty-two and nine tenths (162.9') feet, and on the west by an alleyway whereon it runs and measures seventy-five (75') feet, and being the identical tract of land that was conveyed to William H. Gelston by John Hughes Cooper by his deed dated November 22, 1922, and recorded in book of deeds for Richland County "CJ" at page 213.

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

E N C U M B R A N C E S

Josephine Prevard and
Sidney Prevard

to

Equitable Building
and Loan Company

) MORTGAGE-
) Dated-October 15, 1931
) Recorded Clerk's Office
) Richland County, S. C.
) Book "GD" page 90
) Date of Recording-October 23, 1931.
)
)

Consideration: \$2,000.00

Covers-Property in question.

Secures note for \$2,000.00 payable \$24.33 per month. Open Record.

T A X E S

County and State taxes for the year 1936 amounting to \$31.77 do not appear to have been paid. All other taxes for the past ten years have been regularly paid.

R E P O R T

I hereby certify that I have made a careful examination of the public records of Richland County, South Carolina, and the foregoing abstract contains reference to all recorded instruments that affect the title to the property in question, and in my opinion JOSEPHINE PREVARD and SIDNEY PREVARD are seized in fee simple of a good and marketable title subject only to their mortgage to Equitable Building and Loan Company, and to the lien of the taxes hereinabove set forth.

Columbia, S. C.

March 1, 1939.

Edgar S. Douglas
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 Josephine and Sidney Prevard 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 187; 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.