

R

ABSTRACT OF TITLE

OF

JOSEPHINE M. DUNCAN

TO

LOT NUMBER 36

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF TITLE

OF

JOSEPHINE M. DUNCAN

TO

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying, and being on the South side of Taylot Street, (formerly known as Camden Road) in the City of Columbia, County of Richland, in the State of South Carolina, measuring on Taylor Street fifty (50') feet, and running back therefrom in parallel lines one hundred and thirty-two feet and eight inches (132'8"), and bounded on the North by Taylor Street, on the East by lot now or formerly of Columbia Real Estate and Insurance Agency, and on the West by lot now or formerly of Minnie Campbell, Trustee.

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:

Geo. L. Dial	)	Deed - Fee simple, No warranty.
	)	Dated November 26, 1884.
to	)	Recorded June 2, 1890.
	)	Consideration - \$125.00.
Robert H. Brazell	)	Dower - Renounced.
)	
T 552.)	

Conveys all that lot, piece or parcel of land in Richland County, State aforesaid, situate on the Camden Road, East of the City of Columbia, S. C., fronting on said Camden Road one hundred four feet four inches (104'4") and running back in a Southerly direction two hundred eight feet eight inches (208'8"). Land contains one-half (1/2) acre, bounded on the North by Camden Road and fronting thereon one hundred four feet four inches (104'4"), bounded on the East by Wade Hampton two hundred eight feet eight inches (208'8"), bounded on the South by land of G. L. Dial one hundred four feet four inches (104'4"), on the West by land of Minnie Campbell, Trustee, two hundred eight feet eight inches (208'8").

Proper as to execution and probate.

Robt. H. Brazell	)	Deed of Fee simple, general warranty.
	)	Dated May 17, 1906.
to	)	Recorded May 21, 1906.
	)	Consideration - \$1600.00.
Lena B. Thornton	)	Dower - Renounced.
)	
AO 116.)	

Conveys all that lot of land, with improvements thereon, East of the City of Columbia, in the Sounty of Richkand, State aforesaid, situate on the South side of the Camden Road and fronting thereon ninety-seven feet four inches (97'4") and running back in a Southerly direction one hundred seventy-two feet eight inches (172'8") and bounded North by the Camden Road; East by Hampton, being separated therefrom by an alley seven feet (7') in width; South by Popleau, and West by Minnie Campbell, Trustee, said premises being the Northern part of the lot of land conveyed to me by Geo. L. Dial by Deed dated November 26, 1884, and recorded in Book T, page 552.

Proper as to execution and probate.

Lena B. Thornton	)	Deed - Fee simple, general warranty.
	)	Dated October 1, 1906.
to	)	Recorded October 3, 1906.
Hampton Jacobs	)	Consideration - \$1400 and assumption of
	)	\$1000 mortgage.
AO 417.	)	Dower - Grantor a woman.

Conveys same lot described in deed of Robt. H. Brazell to Lena B. Thornton, Book AO, page 116.

Proper as to execution and probate.

Hampton Jacobs

to

Columbia Real Estate & Ins. Agency

BH 572.

) Deed - Fee simple, general warranty.
) Dated January 17, 1914.
) Recorded January 23, 1914.
) Consideration - \$5.00 and other
) valuable consideration.
) Dower - Renounced.
)

Conveys Inter alia; same lot described in deed of Lena B. Thornton
 to Hampton Jacobs, Book AO, page 417.

Proper as to execution, but witnesses did not sign probate.

Columbia Real Estate & Ins. Agency	)	Deed - Fee simple, general warranty.
	)	Dated January 27, 1914.
to	)	Recorded January 27, 1914.
Lillian Joseph	)	Consideration - \$5.00 and other
	)	valuable consideration.
BH 573.	)	Dower - Grantor a corporation.

Conveys all that certain piece, parcel and lot of land, situate, lying and being on the South side of the Camden Road, in the County of Richland, and State of South Carolina, fronting and measuring on said Camden Road fifty feet (50') and running back therefrom between parallel lines to a depth of one hundred thirty-two feet eight inches (132'8") and bounded as follows: On the North by said Camden Road, on the East by other lands of grantor, on the South by other land of grantor, and on the West by lot of Minnie Campbell, Trustee, and being a portion of the lot of land conveyed to the grantor herein by Hampton Jacobs, by deed dated January 17, 1914, not yet recorded.

Proper as to execution and probate.

Lillian Joseph

to

Co-operative Building and Loan Association

CI-504.

) MORTGAGE-
) Dated-January 27, 1914.
) Recorded-January 27, 1914.
) Secures-Bond \$3000.00 payable
) 3years after date.
) Dower-Mortgagor a woman.
) Covers-
)

Same lot described in deed of Columbia Real Estate and Insurance Agency to Lillian Joseph, Deed Book "BH" at page 573.

Proper as to Execution and Probate.

J. C. Townsend, Master	)	Deed - Master's.
	)	Dated May 4, 1920.
to	)	Recorded May 5, 1920.
Elizabeth L. Clack	)	Consideration - \$1000.00.
	)	Dower - Master's Deed.
BQ 515.)	

Conveys same lot described in deed of Columbia Real Estate and Insurance Agency to Lillian Joseph, Book BH, page 573.

Improperly executed. Title of signer omitted. Properly probated.

unnatural

Elizabeth L. Morris	)	Deed - Fee simple, general warranty.
	)	Dated May 7, 1929.
to	)	Recorded May 8, 1929.
Agnes Koon	)	Consideration - \$5.00 and other valuable
	)	consideration.
DF 169.	)	Dower - Grantor a woman.

Conveys same lot described in deed of J. C. Townsend, Master, to Elizabeth L. Clack, Book BQ, page 515, and recites that Elizabeth L. Clack is now Elizabeth L. Morris.

Proper as to execution and probate.

NOTE:

Certificate on marriage license No. 12030, Judge of Probate's Office, shows Elizabeth Clack married William B. Morris on June 25, 1921.

Agnes Koon

to

Home Owners Loan Corporation

EG 263.

) Deed - Fee simple, general warranty.
) Dated June 14, 1937.
) Recorded June 14, 1937.
) Consideration - \$100.00.
) Dower - Grantor a woman.
)

Conveys same lot described in deed of Elizabeth L. Morris to
Agnes Koon, Book DF, page 169.

Proper as to execution and probate.

Home Owners Loan Corporation	)	DEED, Fee Simple, Limited warranty.
	)	Dated December 16, 1938.
to	)	Recorded December 21, 1938.
	)	Consideration: \$2,000.00
Josephine M. Duncan	)	Dower-Grantor a Corporation.
	)	Conveys-
ED-150.)	
)	
)	

All that certain piece, parcel, or lot of land, with improvements thereon, situate, lying, and being on the South side of Taylot Sttreet, (formerly known as Camden Road) in the City of Columbia, County of Richland, in the State of South Carolina, measuring on Taylor Street fifty (50') feet, and running back therfrom in parallel lines one hundred and thirty-two feet and eight inches (132'8"), and bounded on the North by Taylor Street, on the East by lot now or formerly of Columbia Real Estate and Mrs. Insurance Agency, and on the West by lot now or formerly of Minnie Campbell, Trustee, and being the same premises conveyed to H. O. L. C. by Agnes Koon by deed dated June 14, 1937 and recorded June 14, 1937 in the Office of the Clerk of Court for Richland County, South Carolina, in Book of Deeds "EG" at page 263.

Proper as to execution and probate.

Josephine M . Duncan
to
Home Owner's Loan Corporation
HP-225.

) MORTGAGE-
) Dated- December 16, 1938.
) Recorded-December 21, 1938.
) Secures-Note \$1800.00-Interest at
) 5%-payable to \$14.23 per month.
) Dower-Mortgagor a woman.
) Covers-
)

Same lot described in deed of Home Owners Loan
Corporation Corporation to Josephine M. Duncan-Deed Book "ED" at page
150.

Proper as to Execution and Probate.

MORTGAGE

I find no mortgages of record affecting the title to this property except the mortgage set out in the body of this Abstract.

LIENS

I find no lis pends, mechanic liens, judgments or Federal tax liens affecting the title to this property. ~~except as set forth in the opinion to follow~~

TAXES

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

City taxes for the years 1929 to 1938 inclusive, are marked paid of record.

OPINION

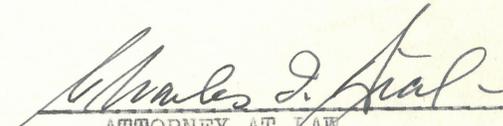
I am of opinion that Josephine M. Duncan is possessed of a reasonably safe and marketable title to the property described in the Caption of this Abstract subject only to the lien of the mortgage set forth in the body of this Abstract.

Columbia, S. C.
April 10th, 1939

Charles J. Neal
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 Duncan 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 189; 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.

September 9, 1939.