

Lucinda Singleton and

Seller's Name Lucia S. Jones
Parcel # 20
SC-2-1
Date Sept. 7, 1939
Columbia, S. C.

To:

The Citizens & Southern Bank of South Carolina.

United States Housing Authority.

This is to certify that:

(i) The Housing Authority of the City of Columbia, S. C. has acquired a good and marketable title in fee simple, free and clear of all liens, encumbrances or objections, to the following described property:

Parcel #20 - SC-2-1 - #2468 Forest Drive

subject only to the following liens, encumbrances or objections:

- | | | |
|-----|-----------------------------------|--------|
| (1) | Mortgage to Standard Bldg. & Loan | 704.68 |
| (2) | 1939 State, County and City taxes | |

(ii) Sufficient moneys have been retained by The Housing Authority of the City of Columbia, S. C. from the purchase price for the above described real estate to eliminate all the liens, encumbrances or objections shown under (i) of this certificate, except the following:

Purchaser's pro-rata portion of 1939 State, County and City taxes as provided in option agreement

(iii) The acquisition of the above described real estate by The Housing Authority of the City of Columbia, S. C., subject to the liens and encumbrances set forth in (ii) of this Certificate has been approved by the United States Housing Authority.

(iv) A copy of this opinion will be furnished or mailed to the United States Housing Authority.

ROBINSON & ROBINSON

By _____
Attorneys

REAL ESTATE SETTLEMENT RECORD

Development No. <u> </u> Name of grantor <u>Lucinda Singleton & Lula S. Jones</u> Address of grantor <u>Calumet</u> Date of closing <u>Sept 7 1939</u> Purchase price (Code 25), \$ <u>1500.00</u>	State <u>SC</u> City <u>C</u> Parcel No. <u>20</u> Block No. <u> </u> Street and No. <u>2468 7th Ave</u>
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DISTRIBUTION OF PURCHASE PRICE
(State name of party entitled to proceeds of each check)

CODE	Description	CURRENT	DELINQUENT	TOTAL
MORTGAGES:				
	Name of Mortgagee	PRINCIPAL	INTEREST	AMOUNTS PAID
(01)	(1st) <u>Standard Bldg & Loan Assn</u>	\$ <u>1200.00</u>	\$ <u> </u>	\$ <u>1200.00</u>
(02)	(2d) <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(03)	(Other) <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
TAXES—(Totals):				
(04)	City: <u>C. T.</u> Name of Payee <u> </u>	\$ <u>10.44</u>	\$ <u> </u>	\$ <u>10.44</u>
(05)	County: <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(06)	State: <u>SC</u>	\$ <u>12.65</u>	\$ <u> </u>	\$ <u>12.65</u>
(07)	School: <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(08)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
SPECIAL ASSESSMENTS:				
(09)	Name of Payee <u> </u> Purpose <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(10)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(11)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
WATER RENTS:				
(12)	Name of Payee <u> </u> Year <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(13)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
JUDGMENTS (style and docket No.):				
(14)	Name of Payee <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(15)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(16)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:				
(17)	Name of Payee <u> </u> Purpose <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(18)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
REVENUE STAMPS:				
(19)	<u>fed 1.50</u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
	<u>st 3.00</u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
RECORDING FEES:				
(20)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
WITHHELD FOR TAXES OR OTHER PURPOSES:				
(21)	Name of Payee <u> </u> Purpose <u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(22)	<u> </u>	\$ <u> </u>	\$ <u> </u>	\$ <u> </u>
(23)	TOTAL (items (01) to (22) inclusive)	\$ <u>732.77</u>	\$ <u> </u>	\$ <u>732.77</u>
(24)	EQUITY PAYABLE TO OWNER	\$ <u>767.73</u>	\$ <u> </u>	\$ <u>767.73</u>
(25)	TOTAL PURCHASE PRICE	\$ <u>1500.00</u>	\$ <u> </u>	\$ <u>1500.00</u>

By Alice Johnson (Authorized representative)

(Name of local authority)

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(Title)

*SEE REVERSE SIDE FOR DETAILS.

REAL ESTATE TAX PAYMENT RECORD DETAIL OF TAXES

CITY TAXES (Code 04)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land.....	175				
Assessed value of improvements.....	300				
TOTAL ASSESSED VALUE.....	475				
Tax rate (per M of value).....	33				
Total tax levy.....	15.68				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	15.68				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 15.68				DELINQUENT

COUNTY TAXES (Code 05)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land.....	175				
Assessed value of improvements.....	300				
TOTAL ASSESSED VALUE.....	475				
Tax rate (per M of value).....	11.5				
Total tax levy.....	5.46				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	5.46				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 5.46				DELINQUENT

STATE TAXES (Code 06)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land.....	175				
Assessed value of improvements.....	300				
TOTAL ASSESSED VALUE.....	475				
Tax rate (per M of value).....	3				
Total tax levy.....	1.43				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	1.43				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 1.43				DELINQUENT

SCHOOL TAXES (Code 07)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land.....	175				
Assessed value of improvements.....	300				
TOTAL ASSESSED VALUE.....	475				
Tax rate (per M of value).....	25.5				
Total tax levy.....	12.11				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	12.11				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 12.11				DELINQUENT

(Code 08)	CURRENT	DELINQUENT			
		19	19	19	19
Assessed value of land.....					
Assessed value of improvements.....					
TOTAL ASSESSED VALUE.....					
Tax rate (per M of value).....					
Total tax levy.....					
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....					
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT				DELINQUENT

NOTE.—If more space is required for reporting the details for taxes that are current and delinquent, prepare an additional sheet, setting it up in exact form, and paste it to the bottom of this sheet.

From the desk of—
R. G. CHILDS

Amount necessary to pay up
Lula J. Jones & Lucinda Singleton
Mortgage to Standard B. & L. Assn.
as of ~~8/24/39~~ is ~~\$714.13~~
9/7/39 is 704.68
Standard B. & L. Assn

R. G. Childs
sent.