

CITY Columbia, S.C.

PROJECT SC-2-1

Address 2511 Washington St.

Parcel No. 31 33

No. of Buildings 2 Principal

Lot No. _____ Block No. _____

Zoning Commercial

Dimensions 53x309

Use Residential

Area Sq. Ft. 21,780

(If special purpose explain in "Remarks")

REMARKS: _____

	<u>DATE</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
APPRAISAL -	19 <u>39</u>	\$ <u>900.00</u>	\$ <u>400.00</u>	\$ <u>1300.00</u>
Assessment -	19 <u>38</u>	\$ <u>100.00</u>	\$ <u>100.00</u>	\$ <u>200.00</u>
Tax Appeal -	19 _____	\$ _____	\$ _____	\$ _____
Monthly Rental -	\$ <u>Occupied by owners family</u>			

REMARKS: _____

CERTIFICATION: We, the undersigned, do hereby certify to the Housing Authority of the City of Columbia that we have carefully inspected the property herein described, that to the best of our knowledge and belief the information contained in this report is correct; that we have no personal interest, present or prospective, in the property referred to; and that the within appraisal represents the fair value of the property, according to accepted standards of appraisal practice.

This appraisal is based upon the following conditions:

We have accepted the information regarding the description of the land furnished by you as being correct.

We have appraised the property as a whole, and have not taken into consideration any liens, mortgages or other indebtedness.

APPRAISERS:

W. H. Greer
John C. Smith

Address Columbia S. C.
Columbia S. C.

DATE: Jan. 23, 1939

USHA-424
5-12-38
LEGAL

CITY Columbia, S. C.

PROJECT SC-2-1

Parcel No. 31 33

Address 2521-1/3 Washington St.
Rear of 2511 Washington

Occupied by Owner: Yes X No
See Remarks

DESCRIPTION OF IMPROVEMENTS

1. No. of Stories 1
2. Cellar None
3. No. of Rooms 4
4. Condition: G F to P
5. Age Est. 25 years
6. Vacancies Occupied

7. Construction Weatherboard
8. Foundation Brick Piers
9. Heat Fireplaces
10. Light None
11. Plumbing Toil. & Sink Bath None
12. Garage None
13. Other Bldgs. None

REMARKS: Occupied by owner's niece - composition roll roof in
poor condition

APPRAISAL: \$ 350.00



NOTE: If a number of houses are located on one parcel and are practically identical note and check information as one house. If houses vary materially, use additional No. 2 sheets.

CITY Columbia, S.C.

PROJECT S. C. 2-1

Parcel No. 31

Address 2511 Washington St.

Occupied by Owner: Yes X No

DESCRIPTION OF IMPROVEMENTS

- | | |
|---|---|
| 1. No. of Stories <u>1</u> | 7. Construction <u>Weatherboard</u> |
| 2. Cellar <u>None</u> | 8. Foundation <u>Brick Piers</u> |
| 3. No. of Rooms <u>3</u> | 9. Heat <u>Fireplaces</u> |
| 4. Condition: G F P <u>very</u> | 10. Light <u>None</u> |
| 5. Age <u>Est. 55 years</u> | 11. Plumbing <u>None</u> Bath <u>None</u> |
| 6. Vacancies <u>Occupied by owner</u> | 12. Garage <u>None</u> |
| | 13. Other Bldgs. <u>Poor surface</u>
<u>frame toilet</u> |

REMARKS: House is in very poor condition and really is not
tenantable and should be demolished

APPRAISAL: \$50.00 (All buildings)



NOTE: If a number of houses are located on one parcel and are practically identical note and check information as one house. If houses vary materially, use additional No. 2 sheets.

CITY Columbia, S. C.PROJECT S C 2-1LEGAL DESCRIPTION (Parcel No. 31)(As furnished by Records of Richland County)

All that lot, piece or parcel of land, situate, lying, or being in the County of Richland, State aforesaid, containing one-half acre, more or less, being the Eastern half of a lot designated as lot No. 9, on a Plat of twenty-five acres(25) of land on Camden road, near the City of Columbia, drawn by A. Y. Lee, DS, for Dr. J. W. Wallace in January 1870, said lot hereby conveyed being bounded on the north by lot No. 5 of said plat and land of Thomas Stark, East by lot No. 10 of said Plat, South by a road or land which separates it from part of lot No. 12 owned by Carter Johnston and West by western half of said lot No.9.

Parcel 33

2-11-14
7/18/39

OFFER OF SALE OF LAND

No. 31

In consideration of the sum of one dollar (\$1) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged the undersigned (hereinafter called the "seller"), being the owner thereof, hereby offers and agrees to

sell and convey to the Housing Authority of the City of Columbia, S.C. (hereinafter called the "Local

Authority") or its assignee or nominee the following-described property, located in the city of Columbia,

county of Richland, State of South Carolina

All that lot, piece or parcel of land, situate, lying and being in the County of Richland, State of South Carolina, containing one-half acre, more or less, being the Eastern half of a lot designated as No. 9 on a Plat of 25 acres of land on Camden Road, near the City of Columbia, drawn by A. Y. Lee, D.S. for Dr. J. W. Wallace in January 1870, said lot of land conveyed being bounded on the North by lot No. 5 on said plat and land of Thomas Stark, East by lot No. 10 on said Plat, south by a road or land which separates it from part of lot No. 12 owned by Carter Johnston, and west by western half of lot No. 9.

upon the following terms and conditions:

Upon closing, the seller shall convey to the Local Authority or its assignee or nominee by general warranty deed a good and marketable fee-simple title thereto, together with all improvements, hereditaments, and appurtenances thereunto belonging, free and clear of all liens (except liens for current taxes and assessments), easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing or inchoate with proper release of dower, curtesy, and waiver of homestead rights, if any, together with all of his right, title, and interest in and to any streets or alleys adjoining or abutting thereon. Taxes and assessments shall be adjusted as of the time of closing. Possession shall be delivered to the Authority at the time of closing.

The total purchase price shall be \$ 1100⁰⁰. All expenses of examination of title and of preparation and recording the deed shall be paid by the Local Authority. Payment of the purchase price shall be made upon transfer of title to the Local Authority.

This offer shall be irrevocable for a period of 121 days from the date hereof and shall remain in force thereafter until terminated by the seller. Such termination may be effected at any time after the expiration of such 121 day period by seller giving 30 days' prior written notice to the Authority of such termination. In accepting this offer the Local Authority shall endorse its acceptance hereon and mail notice thereof to the seller at the address specified below. The Local Authority shall specify the place and time of closing, which shall be not more than 60 days after the date of acceptance. The seller agrees that this offer shall not be revocable and that he will not sell, mortgage, encumber, or otherwise dispose of such property or any part thereof prior to said expiration date, except to the Local Authority. This agreement shall be binding upon the seller and his heirs, executors, administrators, successors, and assigns.

Notwithstanding the prior exercise of this offer, the Local Authority in lieu of completing the purchase of said premises may, at any time prior to closing, proceed to acquire the same by condemnation. The seller agrees, as an independent stipulation, which shall survive the expiration or cancellation of this offer, to such condemnation upon the payment of just compensation, which shall be the purchase price above stated, which price the seller hereby declares to be the fair market value of said premises, inclusive of every interest therein.

Loss or damage to the property by fire or casualty shall be at the risk of the seller until title has been conveyed to the Local Authority.

Signed, sealed, and delivered in the presence of:

Wm. R. Chapp
R. P. Pignone

APPROVED:

APPROVED - U. S. H. A.

H. TUDOR MORSELL

Director Land Review

By W. H. Date 7/18/39

ACCEPTED:

The Housing Authority of the

City of Columbia, S. C.

(Local Authority)

By [Signature]

Chairman

May 15th, 19 39
Estate of Solomon Green [SEAL]

Address By Elmer Goldson

[SEAL]

Address

[SEAL]

Address

[SEAL]

Address