

MISS SARAH GLYMPH
ASSOCIATE

LAW OFFICES
CARLISLE ROBERTS
1003 LIBERTY LIFE BUILDING
COLUMBIA, S. C.

November 13, 1939

Robinson & Robinson
Attorneys at Law
Central Union Building
Columbia, South Carolina

In Re: Titles of J. C. Artemus; Caroline Brown;
Equitable Trust Company of Columbia;
Celia Kitching; Caroline G. Thomas and
Nancy Watson, et al.

Gentlemen:

I have checked the above titles from July 15, 1939, the date of my abstracts to you, up to the dates of recording of the Deeds from the respective owners to The Housing Authority of the City of Columbia, which are as follows: C. E. Hinnant, Clerk of Court, to The Housing Authority of the City of Columbia, Deed dated November 4, 1939, recorded November 4, 1939 in Deed Book "DA", page 381; Caroline G. Thomas to The Authority, Deed dated September 16, 1939, recorded September 28, 1939, Deed Book "DA", page 305; Celia Kitching, to The Authority, Deed dated October 10, 1939, recorded October 11, 1939, Deed Book "EQ", page 388; Caroline Brown to The Authority, Deed dated October 3, 1939, recorded October 3, 1939, Deed Book "EQ", page 252; J. C. Artemus to The Authority, Deed dated September 28, 1939, recorded September 28, 1939, Deed Book "EQ", page 325 and Equitable Trust Company to The Authority, Deed dated September 16, 1939, recorded September 28, 1939, Deed Book "EQ", page 327.

The Deed from C. E. Hinnant, Clerk of Court, was given as result of Condemnation Proceedings brought by you and conveys the title of Nancy Watson, Alex Watson, Emma Coates, Minnie Jones, Kate Kershaw, Mattie Swygert, Willie Watson and other heirs of J. M. Watson. I have not checked the Condemnation Proceedings nor have I checked out any of the parties thereto other than Nancy Watson and W. M. or William Watson up to the time of his death. I am informed by the Master that he took additional testimony in the partition suit (set out in my Supplemental Report on Title of Nancy Watson, et al. conveyed to you on August 22, 1939) a few days ago, and has not yet written up his Report. It may be that your Condemnation Proceedings make the outcome of this partition suit of no concern to you, but I call your attention to the fact that it is not yet settled. The Master asked whether you wished him to recommend in his Report that title of the parties to the partition suit be deeded to Nancy Watson or to The Authority. The taxes owing on

November 13, 1939

this land have not yet been paid.

As regards the other tracts of land, taxes except for 1939 have been paid and the mortgages called attention to in my earlier abstracts have been marked satisfied. There are no intervening liens by mortgage, deed, lis pendens or otherwise, unless it be for water rent, or for paving assessments against the property fronting on Calhoun Street. I understand that this street has been or is being paved but the assessment roll was not accessible on November 10, 1939.

I have checked all the Deeds into The Housing Authority and found them correct with the exception of the Deed to Caroline Brown which describes her lot as being bounded on the West "by property of Seegers"; I believe that this ought to be "by Seegers Alley".

With the exceptions hereinabove set out, it is my opinion and I hereby so certify that The Housing Authority of the City of Columbia has a good and marketable title in fee simple to the lots of land hereinabove mentioned.

Very truly yours,



Carlisle Roberts.
Attorney

CR:ko

October 14, 1939.

Mr. Walter Sims,
Mr. Carlisle Roberts,
Mr. David Means,
Mr. Henry Woodward.

Gentlemen:

The Housing Authority has completed the purchase of all of the property abstracted by you, with the exception of two parcels. Before we can be paid for this work we have to give final certificates to the Authority to the effect that it has a good, fee simple title. I would like to have your final checks made and certificates handed to me during the week of the 16th if possible.

We appreciate the cooperation of each of you in this matter.

Yours very truly,

ROBINSON & ROBINSON

By

AR

September 27, 1939.

Mr. R. E. Carwile,
Mr. W. L. Bennett,
Mr. John H. Bollin,
Columbia, S.C.

Gentlemen:

The final condemnation hearings will be held in the County Court Room on October 6, 1939. At this time we only have three pieces, all of which are in the white site, one being the piece belonging to the Benjamin Campbell Estate, designated on the plat as No. 4; one belonging to Shirley Bennett, designated as No. 23, and the other belonging to Rachael Taggert, et al, designated as lot No. 42.

We are handing to Mr. Carwile herewith a copy of the plat in order that you may inspect the property in advance, should you care to.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

September 27, 1939.

Mr. John C.B. Smith,
Mr. W. H. Greever, Jr.,
Columbia, S.C.

Gentlemen:

We will have our final condemnation hearings in the County Court Room at 9:30, October 6, 1939. At this time there will only be three parcels, all in the white site, Nos. 4, 23 and 42.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

August 18, 1939.

Mr. W. L. Bennett,
Mr. B. E. Carwile,
Mr. J. H. Bollin,
Columbia, S. C.

Gentlemen:

We beg to advise that we have set September 6 and September 8 as dates for further condemnation proceedings in which you have been appointed as a Board of Condemnation.

These proceedings will begin at 9:30 and will be held in the County Court room.

Yours very truly,

ROBINSON & ROBINSON

By:

AR:W

August 18, 1939.

Mr. Walton H. Greever, Jr.,
1224 Washington St.,
Columbia, S. C.

Dear Sir:

We beg to advise that we have set September 6 and September 8 as dates for further condemnation proceedings.

These proceedings will begin at 9:30 and will be held in the County Court room.

Yours very truly,

ROBINSON & ROBINSON

By

AR:W

August 3, 1939.

Mr. W. S. Hendley,
Chairman, Columbia Housing Authority,
Liberty Life Building,
Columbia, S.C.

Dear Mr. Hendley:

Pursuant to your request we are enclosing herewith a list of the lawyers who have done the abstracting work for us on the sites for the Housing Authority, together with a statement of the number which each has done. Practically all of these abstracts are now in and have been checked by us.

We are also enclosing a proposed schedule of fees for condemnation proceedings. If this is not entirely satisfactory to the Authority we will be glad to revise the fees in accordance with the ideas of the Authority.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.
Enc.

LIST OF ABSTRACTING ATTORNEYS

E. S. Douglas,	18
Charles I. Dial	25 (one uncompleted)
Jas. F. Dreher	27 (four uncompleted)
Walter Sims	7
Henry Woodward	6
David Means	9
Carlisle Roberts	6
F. Ehrlich Thomson	7 (all uncompleted)

SCHEDULE OF FEES IN CONDEMNATION
PROCEEDINGS

\$10.00 if proceedings begun but settlement effected before hearing.

\$35.00 for hearing before Condemnation Board.

\$100.00 for trial in Circuit Court.

\$150.00 for Supreme Court.

These fees are not cumulative, that is, if one case is taken to the Circuit Court the total fee would be \$100.00.

c Dec. 5th

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Columbia, S.C.,
July 18, 1939.

Mr. John P. Broome,
Director Region 4, USHA,
Washington, D. C.
Att: Mr. Jno. M. Hudgins.

Dear Mr. Broome:

The Condemnation Board this morning filed
the following awards:

John H. Cooper, Parcel No. 19,	\$3250.00
Jas. C. Campbell, Parcel No. 18,	5500.00
D. B. Belton, Parcel No. 9,	385.00
Fannie M. Clifton, Parcel No. 25,	1000.00

You will note that with one exception these awards are all less than the prices which were estimated by yourself and Mr. Pressley as being the probable acquisition figures. There is another condemnation hearing tomorrow with a different Board. We hope that the outcome may be as satisfactory as was the last one.

Yours very truly,

Thos. T. Moore,
Assistant Executive Director.

M/K.

July 15, 1939.

Mr. Carlisle Roberts,
Mr. Walter Sims,
Mr. F. Ehrlich Thomson,
Mr. Henry Woodward,
Columbia, S.C.

Gentlemen:

Several weeks ago we asked you to prepare for us certain abstracts desired by the Columbia Housing Authority. We have now reached the stage where we need these abstracts for reference and will thank you to let us have them at your earliest convenience. If the press of work prevents your completing these please advise us in order that we may have ~~them~~ done by someone else.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

July 11, 1939.

Mr. John C. B. Smith,
Mr. Walton Greever,
Columbia, S.C.

Gentlemen:

We have for condemnation on Friday, July 14, 1939, the following parcels of land: Fanny Clifton, D. B. Belton, John H. Cooper and Jas. C. Campbell. These hearings will be held in the Circuit Court room beginning at 10 A.M. We would like to have both of you present at that time to testify as to your appraisals on these pieces of property.

We have set for hearing on July 19th at the same place, beginning at 9:30 A.M. the property owned by A. M. Deal, Amy Sumter, Maria Reeves, Charles and Mattie Johnson. We also want you to be present at that time.

We have set for hearing on August the 4th, the parcels owned by the Popwell heirs, the Green heirs, the Clark heirs, the Thompson heirs and Joseph Krause. It is our understanding that Mr. Smith will be out of town on that date but we shall expect Mr. Greever to testify.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

July 10, 1939.

Mr. Evans Elliott,
Mr. George Collins,
Mr. Chas. D. Arthur,
Columbia, S.C.

Gentlemen:

As we have heretofore advised you over the telephone, you have been appointed as a Board of Condemnation to hear testimony as to the value of certain property. These hearings will be held July 19th, beginning at 9:30 A.M., in the Circuit Court Room.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

July 3, 1939.

Mr. W. L. Bennett,
Mr. R. E. Carwile,
Mr. John H. Bollin,
Columbia, S. C.

Gentlemen:

Under order of Judge G. Duncan Bellinger you have been appointed as a Condemnation Board to hear testimony as to the value of five tracts of land in the section which the Columbia Housing Authority desires to appropriate. Friday morning, July 14th, 1939, at 9:30 A.M. in the Circuit Court Room has been set as the time and place for this hearing.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

March 31, 1939

Mr. Charles I. Dial,
Mr. Edgar S. Douglas,
Mr. John C. B. Smith,
Mr. Walton H. Croover,
Mr. Jas. B. Urquhart,
Miss Alice Robinson,
Mr. Wm. R. Geddings,
Columbia, South Carolina.

Gentlemen:

Please remember all documents in your hands per-
taining to White Project 80-2-1 in the following manner:

Parcel No.	41-A	becomes	Number	42.	
"	"	41-B	"	"	46.
"	"	42	"	"	45.
"	"	43-1/2	"	"	44.
"	"	42-1/2(b)	"	"	43.
"	"	43	"	"	47.
"	"	44	"	"	48.
"	"	45	"	"	49.
"	"	46	"	"	50.
"	"	47	"	"	51.
"	"	48	"	"	52.
"	"	49	"	"	53.
"	"	50	"	"	54.
"	"	51	"	"	55.
"	"	52	"	"	56.

Thank you for your cooperation.

Yours very truly,

COLUMBIA HOUSING AUTHORITY

By *Thos T. Moore*

Asst. Executive Director

M/M

The following are our suggestions from whom to pick a Board of three. To our mind, Carwile and Bennett are probably the best qualified and have consented to serve. They will not, however, serve on the Board condemning the lands of Mr. Deal. We therefore suggest that you appoint the same Board for Clifton, Belton, Gates, Campbell and Cooper and we will have them all heard one day, and then appoint a different board, excluding Carwile and Bennett, for the Deal and Popwell cases.

Evans Elliott,
Marion Park,
R. E. Carwile,
W. L. Bennett,
John Bollin,
Chas. D. Arthur,
George Collins.