

ABSTRACT OF TITLE

OF

JOSEPH B. KRAUSE as TRUSTEE

TO

LOT NUMBER 24⁶

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF TITLE
OF
JOSEPH B. KRAUSE as TRUSTEE
TO

All that certain piece,parcel or lot of land,situate,lying and being in the City of Columbia, County of Richland, State of South Carolina,and being the Western one hundred feet (100') of a lot heretofore conveyed to me (Fannie M.Clifton) by my father Anderson Thompson,with the following boundaries and measurements,to-wit:

On the North by Entzminger whereon it measures one hundred feet (100'),on the East by lands of grantor (Fannie M.Clifton) whereon it measures fifty feet (50'),on the South by lands now or formerly of M. Ivery whereon it measures for a distance of one hundred feet (100') and on the West by the lands of Dial and an alley or roadway whereon it fronts for a distance of fifty feet (50').

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:

John C. B. Smith	)	Deed - Fee simple, general warranty.
	)	Dated April 17, 1874.
to	)	Recorded April 25, 1874.
	)	Consideration - \$600.00.
Geo. L. Dial	)	Dower - Renounced.
)	
J 346.)	

Conveys all that tract, piece or parcel of land, situate, lying and being in the County of Richland, State aforesaid, containing seven acres and sixteenths of an acre, more or less, and bounded as follows, that is to say: on the North by the Camden Road, East by lands of Mrs. Wade Hampton, South by lands formerly of the estate of Andrew Wallace, and West by lands formerly of the estate of Andrew Wallace.

Proper as to execution and probate.

Estate of)) Judge of Probate's Office
George L. Dial) Box #122-Package 3170.

Will of George L. Dial, dated September 17, 1885, and apparently probated on February 22, 1886-leaves property to his Wife Arianna I. Dial, in trust to divide between herself and his four Sons as they each become 23 years of age.

Provides that she shall have a full power and authority to sell any of the real estate. Also provides that if she re-marry she shall be discharged as Executrix.

In fact, Arianna I. Dial did re-marry and because Arianna I. Willis, but apparently no question was raised as to her discharge and her four Sons, all being of age, and being George L. Dial; J. D. Dial; T. Fraser Dial and Richard T. Dial, consented to the granting of the petition and to her discharge as Executrix.

Letters Dismissory granted on November 5, 1904.

Arianna I. Willis, Executrix
of Will of Geo. L. Dial

to

John A. Willis, trustee

AC 89.

) Deed - Trust

) Dated October 29, 1897.

) Recorded April 22, 1898.

) Consideration - \$100.00

) Dower + Granter a woman.

Conveys: (1) First #1, containing 1-3/4 acres, more or less,

bounded on the North by lot of Peter Wall, on the East by lands of Hampton,
on the Southwest by unknown lands, and on the West by the alleyway above
referred to, the same extending North from the Northwest corner of said
lot to the Camden Road.

(2) Second, #2, lot bounded North by lot of , West (East?) by
the alleyway aforesaid fronting on that 79/100 of a chain; South by Lot
#3, and West of lot of .

(3) Third, #3, lot bounded North by Lot #2, East by the alleyway aforesaid,
South by lot of , Southwest by lot of , said lot
fronting 75/100 of a chain on said alleyway and running back therefrom
4-12/100 chain.

Note: Deed gives Trustee power to sell or mortgage.

Proper as to execution and probate.

John A. Willis, Trustee	)	Deed - Fee simple, general warranty.
	)	Dated - February 26, 1903.
to	)	Recorded March 9, 1903.
	)	Consideration - \$100.00.
Anderson Thompson	)	Dower - Trustee's Deed.
AG 218.)	

Conveys all that lot or parcel of land, situate in the County of Richland State aforesaid, near the Eastern limits of the City of Columbia, containing one-fourth (1/4) acre, situate on the Western side of an alleyway which extends South from the Camden Road nearly opposite the residence of Jno. C. Haskell, being bounded as follows, to wit: North by Lot No. 2 on the plat of a larger tract made by S. G. Henry, Surveyor, dated May 1896, recorded in the office of the R. M. C. for Richland County in Plat Book "A" at page 77, said lot having been heretofore conveyed to Jno. Entzminger, on the East by an alleyway, on the South by lot of , and on the West by lot of . The lot hereby conveyed being designated as lot No. 3.

Proper as to execution and probate.

Anderson Thompson

to

Fannie M. Clifton

CP 386.

) Deed - Fee simple, general warranty.
) Dated May 5, 1925.
) Recorded May 5, 1925.
) Consideration - \$51.00 and other valuable
) consideration.
) Dower - Recites "Grantor a widower"

Conveys same lot described in deed of Jno. A. Willis, Trustee,
to Anderson Thompson, Book AC, page 218.

Proper as to execution and probate.

Fannie Clifton

to

Joseph B. Krause, as Trustee for the
Collegiate Association of Columbia, S.C.
EO 239

) Deed-Fee Simple - General Warranty
) Recorded - Apr. 11th., 1939.
) Dated - Apr. 11th., 1939.
) Consideration - \$1000.00
) Dower - Grantor a woman
) Conveys:

Unto the said Joseph B. Krause, as Trustee for the Collegiate Association of Columbia, S.C., All that certain piece, parcel or lot of land situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, and being the Western one hundred feet (100') of a lot heretofore conveyed to me by my father Anderson Thompson, with the following boundaries and measurements, to-wit:

On the North by Entzminger whereon it measures one hundred feet (100'), on the East by lands of the grantor whereon it measures fifty feet (50') on the South by lands now or formerly of M. Ivery, whereon it measures for a distance of one hundred feet (100') and on the West by the lands of Dial and an alley or roadway whereon it fronts for a distance of fifty feet (50').

Proper as to execution and probate.

NOTE: There is no record in the Secretary of State's office or the Clerk of Court's office of the incorporation of the Collegiate Association of Columbia, S. C.

MORTGAGES

I find no mortgages of record affecting the title of this property.

LIENS

I find no lis pendens, mechanic liens, judgments or Federal tax liens affecting the title of this property.

TAXES

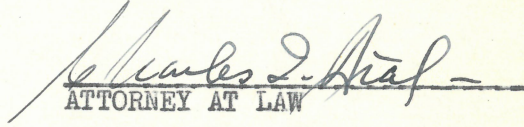
State and County for the years 1929 to 1938 inclusive are marked paid of record.

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

OPINION

I am of opinion that Joseph B. Krause as Trustee for the Collegiate Association of Columbia, S.C., is possessed of a reasonably safe and marketable title to the property described in the caption of this Abstract but, there being no trust provisions, the members of the Association would have to join in any deed given by him.

Columbia, S.C.
June 29th., 1939.


ATTORNEY AT LAW

EX PARTE:

The Housing Authority of the City
of Columbia, S. C.

In re;

Condemnation of lands of Joseph B. Krause, as Trustee for the Collegiate Association of Columbia, S. C.

CONDEMNATION PROCEEDINGS

JUDGMENT ROLL # 26650

This action was brought by The Housing Authority of the City of Columbia, S. C., to condemn the lands described in the caption of this abstract, and all proceedings are regular and comply with the provisions of Act Number 783 of South Carolina Statute of 1934, and subsequent amendments thereto.

C. E. Hinnant, Clerk of Court
of Common Pleas,

to

The Housing Authority of the City of
Columbia, S. C.

DA-300.

) DEED-Clerk's Deed.
) Dated-September 21, 1939.
) Recorded-September 22, 1939.
) Consideration-\$159.00 and
) premises.
) Dower- Unnecessary.
) Conveys-
)
)
)

The property as substantially described in the
caption of this abstract.

Proper as to execution and probate.

OPINION

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 in
fee simple, to the property described in the caption of this abstract,
subject only to the lien of all taxes for the year 1939.

Columbia, S. C.

October 14th 1939.

Charles D. Neal
ATTORNEY AT LAW