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ABSTRACT OF TITLE

OF

JAMES R. POGUE

TO

Lot No. 14, White Section

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James F. Dreher, Atty.,  
Columbia, S.C.

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ABSTRACT OF TITLE

OF

JAMES R. POGUE

TO

All that piece, parcel or lot of land, situate, lying and being in the village of Waverley, in Richland County, State of South Carolina, with boundaries as follows, to-wit: North by land formerly of Malinda Thompson and running thereon 50 feet; East by lot of Alice Hickson and running thereon 68 feet; South by a public alley and running thereon 50 feet, and West by lot formerly of Daniel Miles, now of John E. Edens, and running thereon 68 feet.

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This Abstract is prepared by James F. Dreher, Attorney, for The Columbia Housing Authority to which the property above described has been offered for sale.

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Lot No. 14, White Section.

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An Abstract of the property of Mandlebirt  
B. Williams prepared this day by Jas. F. Dreher for  
Columbia Housing Authority shows title to the property  
herein abstracted to be vested in Daniel Miles by deed  
from Malinda Thompson of May 31, 1899, recorded June  
21, 1899 in Deed Book "AD", page 118.

I. Daniel Miles	)	FSGW deed dated May 4, 1903,
	)	Recorded June 5, 1903,
-to-	)	Deed Book "AH", page 438.
	)	Properly executed, witnessed
Brister J. Pogue.	)	and probated. Dower properly
	)	renounced by Frances J. Miles.
	)	Consideration \$75.00

Conveys property described in the caption of  
this abstract.

II. Brister J. Pogue	)	FSGW deed dated April 27, 1927,
	)	Recorded April 30, 1927,
-to-	)	Deed Book "CW", page 399.
	)	Properly executed, witnessed and
James R. Pogue.	)	probated. Dower properly renoun-
	)	ced by Mary E. Pogue.
	)	Consideration, \$5.00 and other
	)	valuable consideration.

Conveys: All that piece, parcel or lot of land,  
situate, lying and being on Liberty Hill, an Eastern suburb  
of the City of Columbia, in the County of Richland, South  
Carolina, and being bounded as follows: North by lands of  
estate of Malinda Thompson, now or formerly; East by lot  
now or formerly of Building & Loan Association lot; South  
by an alleyway and West by lot of Daniel Miles; said lot being  
in shape a square and measuring 50 feet on all sides and being  
the same lot conveyed to B. J. Pogue by Danie Miles by deed



dated May 4, 1903, and recorded in Deed Book "AH", page 438.

NOTE:1: It will be noted that the description in the last link does not conform to the description in the caption in that it refers to the lot as a square fifty feet on all sides. Physical land lines and descriptions of adjoining lots would indicate that the description in the caption is correct and the lot is longer on its Eastern and Western sides than on its Northern and Southern sides. The deed certainly should be taken with the description of the larger lot.

NOTE 2: The alleyway given as a Southern boundary of this lot came out of the property conveyed to Daniel Miles by Malinda Thompson. It is not included within this lot or the other lots adjacent to the alley and so title thereto would be in Daniel Miles, or his estate, if there had been no dedication of this strip as a public alley. That there was such a dedication, however, is, we believe, sufficiently established even without affidavits since the conveyances by Daniel Miles to this and adjoining land refer to the strip as a public alley. It is treated by subsequent grantees as a public alley. Several of the deeds in the chain of title of the lots adjacent to this alley refer to a plat of the property of Daniel Miles on which the property conveyed to him by Malinda Thompson was sub-divided into lots. It is probable that this plat establishes the strip as an alley, although the abstractor has not had access to that plat. The width of the alley is variously given as 10, 15 and 20 feet.

#### ENCUMBRANCES

We find no mortgages, judgments, lis pendens, mechanics liens, or other liens, on or affecting the title to the property herein abstracted.



TAXES

The property herein abstracted has been sold for past due State and County taxes and the deed made to the Forfeited Land Commission. It will therefore be necessary to have James R. Pogue, the present record owner, redeem the property from the Forfeited Land Commission and take a deed from the Commission before giving deed to the Columbia Housing Authority. According to the tax statement prepared by Miss Ellen I. Butler, Richland County Tax Collector, it will require \$105.57 to redeem the property from the Forfeited Land Commission. There are also unpaid city taxes in the amount of \$70.56, as shown by the statement hereto attached prepared by the City Sheriff.

OPINION

So far as the records and indices of Richland County show, in my opinion James R. Pogue has a good, fee simple, marketable title to the property herein abstracted, subject to the lien of the City of Columbia for city taxes and subject to his redeeming the property from the sale to the Forfeited Land Commission for State and County taxes, and taking a deed from the Commission.

James F. Dehler  
Attorney at Law.

June 10 1939.



SUPPLEMENTAL REPORT

The following links have been added to the chain of title included in the original abstract of the property of James R. Pogue:

III. James Robert Pogue	)	FSGW deed dated June 20, 1939,
	)	Recorded June 23, 1939,
-to-	)	Deed Book "EO", page 522,
	)	Properly executed, witnessed and
W. E. McNulty.	)	probated. No dower necessary-
	)	grantor a bachelor. Consideration
	)	\$50.00.

Conveys the property described in the caption.

IV. W. E. McNulty	)	FSLW deed dated Aug. 10, 1939,
	)	Recorded August 30, 1939,
-to-	)	Deed Book "EQ", page 205.
	)	Properly executed, witnessed
The Housing Authority of	)	and probated. Dower properly
the City of Columbia, S.C.	)	renounced by Sophia B. McNulty.
	)	Consideration \$5.00 and other
	)	valuable consideration.

Conveys the property described in the caption.

V-a Ellen I. Butler, Tax	)	Tax Collector's Deed in fee
Collector, R.C.	)	simple, no warranty.
	)	Deed dated Nov. 20, 1938,
-to-	)	Recorded Nov. 21, 1938,
	)	Deed Book "ED", page 122.
Forfeited Land Commis-	)	Properly executed, witnessed and
sion.	)	probated. No dower necessary.
	)	Consideration \$66.20.

Conveys the property described in the caption. The deed contains the recitations usual in Tax Collector's deeds. It recites the issuance of execution against Jas. R. Pogue in order to pay taxes due for 1932, 1933, 1934, 1935, 1936; the sale of the property by the Tax Collector on Nov. 1, 1937 to the Forfeited Land Commission, and the elapsing of twelve months from that date before the present deed.



V-b	Forfeited Land Commission	)	Deed in fee, no warranty,
	-to-	)	Dated August 28, 1939,
		)	Recorded August 30, 1939,
		)	Deed Book "ED", page 342.
	The Housing Authority of	)	Properly executed by C.E.
	the City of Columbia, S.C.	)	Hinnant, Wm. Mobley and R.A.
		)	Feagan, members of the For-
		)	feited Land Commission.
		)	Properly witnessed and pro-
		)	bated. Consideration
		)	\$105.57.

Conveys the property described in the caption.

The deed contains recitations common to Forfeited Land Commission deeds.

The deeds abstracted above as V-a and V-b removed from the property herein abstracted the lien of State and County taxes. The past due city taxes reported in the original abstract have been marked paid on the records.

SUPPLEMENTAL OPINION.

So far as the records and indices of Richland County show, I am of the opinion that The Housing Authority of the City of Columbia, S.C. has a good, fee simple, marketable title to the premises described in the caption of the original abstract.

James F. Decker  
Attorney at Law.

October 14 1939.



**RICHLAND COUNTY TAX COLLECTOR**

MISS ELLEN I. BUTLER, COLLECTOR

COUNTY COURT HOUSE

Columbia, S. C.

*James R. Pogue*  
*Reeded to forfeited Land*  
*Commission*

This will advise you that your State and County Taxes, as they appear on the Tax Book, are past due on the following property.

Your prompt attention is requested.

District	Acres	Lots	Buildings	Personal Property	Poll Tax	Road Tax	Amount Due
<i>e</i>		<i>1</i>		<i>Will take</i>			<i>105.57</i>
				<i>to redeem</i>			

Return this statement with your payment