

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
COURT OF COMMON PLEAS

Ex Parte:

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

In re:

Condemnation of lands of
Mary Grant, et al.

ORDER

ROBINSON & ROBINSON
907 CENTRAL UNION BUILDING
COLUMBIA, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) IN THE COURT OF COMMON PLEAS.

the Board, by its finding of December 30th, 1939, found that

Ex Parte: The Housing Authority of the City of Columbia, S.C.)
and) notice of which was given to The

In re:)
Condemnation of lands of Mary Grant, Hannibal Sims, and John Doe representing all other heirs, if any, names unknown, of Elizabeth Sims, and Florence Garner Johnson as Committee for Hannibal Sims.) ORDER

appear from the receipt of the Hon. G. E. Hinnant, Clerk of this Court, deposited with this Court the sum of Five Hundred and Fifty (\$550.00) Dollars representing the award of the Condem-

On August 25, 1939, The Housing Authority of the City of Columbia, S.C. petitioned this Court for the appointment of a Condemnation Board, reciting that it was preparing to erect in the City of Columbia, S.C. a housing project pursuant to the provisions of Act No. 783 of South Carolina, Statutes of 1934, and that property belonging to the above named landowners, fully described in that petition, was necessary for carrying out this public purpose. Whereupon this Court, by its order of August 25, 1939, appointed R. E. Carwile, W. L. Bennett and John H. Bollin as a Board of Condemnation, pursuant to that statute. Notice of the resolution and of this order and of a proposed meeting of the Condemnation Board was given to Mary Grant, Hannibal Sims and Florence Garner Johnson, as shown by affidavits of service on the back of the original Notice, Order and Petition, and to all other parties, names unknown, who might have an interest in the property described in the petition as heirs of Elizabeth Sims, by publication as shown by affidavit of publication attached to said Notice, Order and Petition.

That thereafter a hearing was had before the Condemnation Board, pursuant to notice, on the 18th day of September, 1939, at which time Mary Grant and Florence Garner Johnson ap-

#1
CETH

peared and testimony was taken as to the value, after which the Board, by its finding of December 20th, 1939, found that the fair value of the property to be taken was Five Hundred and Fifty (\$550.00) Dollars, notice of which was given to The Housing Authority of the City of Columbia, S.C. and to the attorney for Mary Grant and Florence Garner Johnson. Thereafter, on the 5th day of October, 1939, The Housing Authority of the City of Columbia, S.C., as will appear from the receipt of the Hon. C. E. Hinnant, Clerk of this Court, deposited with this Court the sum of Five Hundred and Fifty (\$550.00) Dollars, representing the award of the Condemnation Board, as provided by statute, and on the same day gave notice to counsel for Mary Grant and Florence Garner Johnson of the said deposit and of the fact that pursuant to the statute title to the property at the time of the deposit passed to The Housing Authority of the City of Columbia, S.C. with the right on the part of that Authority to immediate possession. That the Clerk of this Court do forthwith execute

In the same instrument The Housing Authority of the City of Columbia, S.C. gave notice that it would apply to this Court at the time set out in the notice for an order confirming its title to this property, and directing the Clerk of this Court to execute a proper deed to The Housing Authority of the City of Columbia, S.C., as evidence of its title, vesting in it all of the rights of Mary Grant, Hannibal Sims, and of all other persons having any interest in the said property.

Now, therefore, after hearing, it is

October 12 1939.

#3
#2
CEH

ORDERED AND ADJUDGED:

1. That the title to The Housing Authority of the City of Columbia, S.C. in and to the following described property:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the eastern section of the City of Columbia, County of Richland, State of South Carolina, on an unnamed alley which connects Washington Street extension with Dial Street, this property being irregular in shape, measuring on its southern side fifty-two and five-tenths (52.5') feet, more or less; on its western side seventy-eight (78') feet, more or less; on its northern side eighteen (18') feet, more or less; and on its eastern side seventy-five and seven-tenths (75.7') feet, more or less, being bounded on the South by the unnamed alley, on the West by property of Thompson, North by property of Green, and East by property of Bouknight.

be and hereby is confirmed.

#3
E.H.
2. That the rights of Mary Grant, Hannibal Sims, and all other parties having any interest in the property hereinabove described have attached to the money deposited in the hands of the Clerk of this Court in accordance with their respective interests as of the date of said deposit.

3. That the Clerk of this Court do forthwith execute to The Housing Authority of the City of Columbia, S.C. his deed transferring the property hereinabove described to The Housing Authority of the City of Columbia, S.C. in fee simple, and that the rights of Mary Grant and Hannibal Sims, and of any and all other persons claiming any interest, lien or right in this property be and hereby are forever barred.

C. C. Dennis
Presiding Judge 5th Circuit

October 12 1939.

Served on Mr. Bates

Oct. 9, 1939

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
COURT OF COMMON PLEAS

Ex Parte:
The Housing Authority of
the City of Columbia, S.C.

In re:
Condemnation of lands of
Mary Grant, et al.

NOTICE AND RECEIPT

ROBINSON & ROBINSON
907 CENTRAL UNION BUILDING
COLUMBIA, S. C.

STATE OF SOUTH CAROLINA } take notice that The Housing
COUNTY OF RICHLAND. } IN THE COURT OF COMMON PLEAS.
Authority of Columbia, S.C. will apply to the

Honorable G. Duncan Bellinger, Resident (Presiding)
Ex Parte: }
Judge: The Housing Authority of the }
City of Columbia, S.C. }

In re: 11th day of Oct. 1939, at 10:00 o'clock

Condemnation of lands of Mary } NOTICE this
Grant, Hannibal Sims, and John }
Doe representing all other heirs, } City of Columbia, S.C.,
if any, names unknown, of Eliza- }
beth Sims, and Florence Garner } his Court to execute
Johnson as Committee for Hannibal }
Sims. }
to The Housing Authority of the City of Columbia, S.C. a deed
to this property as evidence of title.

#2
CZH
#4
CZH
To Mr. Legare Bates, attorney for Mary Grand and Florence
Garner Johnson:

You will please take notice that The Housing
Authority of the City of Columbia, S.C. has this day deposited
with the Honl C. E. Hinnant, Clerk of the Court of Common
Pleas for Richland County, South Carolina, the sum of Five
Hundred and Fifty (\$550.00) Dollars, which is the award of
the Condemnation Board in the above matter.

This deposit is made pursuant to authority of
law, particularly Section 9 of Act No. 783 of the Acts of
1934, XXXVIII Stat. 1374-1476.

You will further take notice that pursuant to this
deposit under the provisions of this statute, title to the
property described in the condemnation petition dated August
25, 1939, has passed to The Housing Authority of the City of
Columbia, S.C., with the right on the part of the Authority
to enter immediately upon the property and to appropriate and
demolish any structures thereon and proceed with the construc-
tion of the project.

STATE OF S.C. You will further take notice that The Housing
Authority of the City of Columbia, S.C. will apply to the
Honorable G. Duncan Bellinger, Resident (Presiding)
Judge of the Court of Common Pleas for Richland County on the

11th day of Oct. 1939, at 10:00 o'clock

A. M., for an order confirming the title to this
property in The Housing Authority of the City of Columbia, S.C.,
and for an order directing the Clerk of this Court to execute
to The Housing Authority of the City of Columbia, S.C. a deed
to this property as evidence of title.

#2-
CCH
CCH

Robinson & Robinson,
Attorneys for The Housing
Authority of the City of
Richland County, Columbia, S.C. do hereby acknow-
ledge receipt from The Housing Authority of the City of
Columbia, S.C., of the sum of Five Hundred and Fifty (\$550.00)
October 5th 1939. The Housing Authority of the City of
Columbia, S.C., pursuant to the provisions of the Act approved
the 19th day of March, 1934, XXXVIII Stat. 1568, 1575-6,
in the above entitled matter, the said amount being the award of
the Condemnation Board, dated September 20, 1939.

G. E. Hinnant,
Clerk of Court of Common Pleas
for Richland County, S.C.

October 5th 1939.

STATE OF SOUTH CAROLINA,)
COUNTY OF RICHLAND) IN THE COURT OF COMMON PLEAS

Ex Parte:)
The Housing Authority of the)
City of Columbia, S.C.)
In re:)
Condemnation of lands of Mary)
Grant, Hannibal Sims, and John)
Doe representing all other heirs)
if any, names unknown, of Eliza-)
beth Sims, and Florence Garner)
Johnson as Committee for Hannibal)
Sims.)

RECEIPT

#6
CEH

I, C. E. Hinnant, Clerk of the Court of Common
Pleas for Richland County, South Carolina, do hereby acknow-
ledge receipt from The Housing Authority of the City of
Columbia, S.C., of the sum of Five Hundred and Fifty (\$550.00)
Dollars, deposited by The Housing Authority of the City of
Columbia, S.C., pursuant to the provisions of the Act approved
the 19th day of March, 1934, XXXVIII Stat. 1368, 1375-6,
in the above entitled matter, the said amount being the award of
the Condemnation Board, dated September 20, 1939.

C. E. Hinnant,
Clerk of Court of Common Pleas
for Richland County, S.C.

October 5th 1939.

Served on:

Mary Grant

Hannibal Sims, per Dr.

Williams at State Hosp.

Florence Garner Johnson

Aug. 28, 1939

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND
COURT OF COMMON PLEAS

Ex Parte:

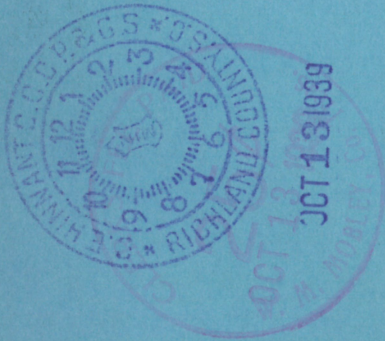
The Housing Authority of
the City of Columbia, S.C.

In re:

Condemnation of lands of
Mary Grant, et al.

NOTICE, ORDER AND PETITION

RECEIVED



ROBINSON & ROBINSON
907 CENTRAL UNION BUILDING
COLUMBIA, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND for the purpose of hearing testimony

IN THE COURT OF COMMON PLEAS

as to the value of this property.

Ex Parte:

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

In re:

Condemnation of lands of Mary Grant, Hannibal Sims, and John Doe representing all other heirs if any, names unknown, of Elizabeth Sims, and Florence Garner Johnson as Committee for Hannibal Sims.

NOTICE

TO Mary Grant, Hannibal Sims and John Doe representing any other parties, names unknown, heirs of Elizabeth Sims, and Florence Garner Johnson, Committee for Hannibal Sims:

YOU WILL PLEASE TAKE NOTICE that The Housing Authority of the City of Columbia, S.C., has a resolution setting forth its intention to appropriate the following described property:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the eastern section of the City of Columbia, County of Richland, State of South Carolina, on an unnamed alley which connects Washington Street extension with Dial Street, this property being irregular in shape, measuring on its southern side fifty-two and five-tenths (52.5') feet, more or less, on its western side seventy-eight (78') feet, more or less; on its northern side eighteen (18') feet, more or less; and on its eastern side, seventy-five and five-tenths (75.5') feet, more or less, being bounded on the South by the unnamed alley, on the west by property of Thompson; North by property of Green; and East by property of Bouknight; together with all right, title and interest of the owners of this property in and to the alley bounding it on the South.

You will further take notice that pursuant to said resolution a Board of Condemnation has been appointed by order of Hon. M. M. Mann, dated August 25, 1939, and that this Condemnation Board will meet on September 18, 1939, at 12 o'clock A.M., in the County Court room in the Richland

#17
#16
CE/8

2.

County Court House for the purpose of hearing testimony as to the value of this property.

Ex Parte:

The Housing Authority of the City of Columbia, S.C. ROBINSON & ROBINSON
Attorneys for The Housing Authority of the City of Columbia, S.C.

In re:

August 25, 1939. of lands of Mary Grant, Hannibal Sims, and John Doe representing all other heirs, if any, names unknown, of Eliza-beth Sims, and Florence Garner Johnson, as Committee for Hannibal Sims.

Q E D E E

NOTICE

To Hannibal Sims, non compos mentis:

#17
C E H
C E H

You are hereby notified that unless you apply within twenty (20) days from the date of this service for the appointment of a guardian ad litem to represent you in this condemnation proceeding, the petitioner will apply to the Court for such appointment.

Hallin be and they hereby are designated and appointed as a Board of Condemnation to proceed to take the statutes of 1934 and substitute thereto.

Robinson & Robinson
Attorneys for the Housing Authority of the City of Columbia, S.C.

That a copy of the notice setting forth the time August 25, 1939. bearing before the Board of Condemnation be published in the State, a newspaper published in Columbia, S.C. once a week for three successive weeks, in order to bring before the Court all parties, non-resident and names unknown, having or claiming an interest in the property described in the petition herein.

That unless Hannibal Sims applies within twenty (20) days from the date of service for the appointment of a guardian ad litem to represent him in the condemnation proceedings, The Housing Authority of the City of Columbia, S.C. is hereby given leave to apply for the appointment of such guardian.

August 25, 1939

M. M. Maun
Judge, First Circuit

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

IN THE COURT OF COMMON PLEAS

Ex Parte:

Ex Parte:

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

In re:

Condemnation of lands of Mary
Grant, Hannibal Sims, and John
Doe representing all other heirs,
if any, names unknown, of Eliza-
beth Sims, and Florence Garner
Johnson, as Committee for Hannibal
Sims.

PETITION FOR AP-
POINTMENT OF
CONDEMNATION BOARD.

ORDER

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

It appearing to the Court from the attached
petition that The Housing Authority of the City of Col-
umbia, S.C. has been unable to purchase the property
described therein by direct negotiations, it is hereby

ORDERED, ADJUDGED AND DECREED:

That R. E. Carwile, W. L. Bennett and John H.
Bollin be and they hereby are designated and appointed
as a Board of Condemnation pursuant to Act 783 of the
statutes of 1934 and subsequent amendments thereto.

That a copy of the notice setting forth the time
and place of the hearing before the Board of Condemnation
be published in The State, a newspaper published in
Columbia, S.C. once a week for three successive weeks, in
order to bring before the Court all parties, non-resident
and names unknown, having or claiming an interest in the
property described in the petition herein.

That unless Hannibal Sims applies within twenty
(20) days from the date of service for the appointment of
a guardian ad litem to represent him in the condemnation
proceedings, The Housing Authority of the City of Col-
umbia, S.C. is hereby given leave to apply for the appointment
of such guardian.

August 25, 1939

M. M. Maun
Judge, First Circuit

STATE OF SOUTH CAROLINA }
COUNTY OF RICHLAND } IN THE COURT OF COMMON PLEAS

Ex Parte:

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

PETITION FOR AP-
POINTMENT OF
CONDEMNATION BOARD.

In re:

Condemnation of lands of Mary
Grant, Hannibal Sims, and John
Doe representing all other heirs,
if any, names unknown, of Eliza-
beth Sims, and Florence Garner
Johnson, as Committee for Hannibal
Sims.

of the heirs of Elizabeth Sims and believes that there
may be others having an interest in this property.

Petitioner, therefore, asks that an order of publication
be issued that it be advertised for each heir
would respectfully show to this Court:

- #19,
CEH
1. That it is preparing to erect in the City of
Columbia, S. C. two low cost housing projects pursuant to
the provisions of Act 783 of the South Carolina statutes
of 1934 and subsequent amendments, and the authority granted
thereunder, and in co-operation with the United States Hous-
ing Authority. That your petitioner has attempted to purchase
the land directly but has failed to agree upon a price with
the owner or owners of the piece of property hereinbelow
described and desires to exercise its power of eminent domain.
 2. That a resolution has been passed by your peti-
tioner setting forth its intention to appropriate the
property described below as follows:

All that piece, parcel or lot of land, with the
improvements thereon, situate, lying and being
in the eastern section of the City of Columbia,
County of Richland, State of South Carolina on
unnamed alley which connects Washington Street
extension with Dial Street, this property being
irregular in shape, measuring on its southern
side fifty-two and five-tenths (52.5') feet,
more or less; on its western side seventy-eight
(78') feet, more or less; on its northern side
eighteen (18') feet, more or less; and on its
eastern side seventy-five and seven-tenths
(75.7') feet, more or less, being bounded on the
South by the unnamed alley, on the West by prop-
erty of Thompson, North by property of Green, and

2.

East by property of Bouknight; together with all right, title, and interest of the owners of this property in and to the alley bounding it on the South.

3. Your petitioner is informed and believes that record title to this property is in Elizabeth Sims. It has further been informed that Elizabeth Sims died many years ago intestate, leaving as her heirs at law her husband, Hannibal Sims and her sister Mary Grant. Your petitioner is unable to ascertain whether these are all of the heirs of Elizabeth Sims and believes that there may be others having an interest in this property. Petitioner, therefore, asks that an order of publication issue that it may advertise for such heirs.

4. Your petitioner has been informed that Hannibal Sims has been adjudged non compos mentis and is now an inmate of the State Hospital, at Columbia, S.C.; that Florence Garner Johnson has been appointed Committee for Hannibal Sims.

WHEREFORE your petitioner prays:

(1) That this Court do issue its order designating and appointing three persons to serve as a Board of Condemnation pursuant to Act 783 of the statutes of 1934 and subsequent amendments thereto.

(2) That this Court order publication of notice of the hearing to be held by the Board of Condemnation, such publication to issue against all of the heirs of Elizabeth Sims, names unknown.

ROBINSON & ROBINSON
Attorneys for Plaintiff

August 25, 1939

A True Copy
Attest - C. E. Humant
C. E. Humant

#20
cert

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

IN THE COURT OF COMMON PLEAS.

Ex Parte:

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

In re:

Condemnation of lands of Mary
Grant, Hannibal Sims, and John
Doe representing all other heirs,
if any, names unknown, of Eliza-
beth Sims, and Florence Garner
Johnson as Committee for Hannibal
Sims.

FINDINGS OF CONDEMNATION
BOARD.

#7
CEN

We, the undersigned, having been appointed a Board
of Condemnation by order of Honorable M. M. Mann, dated August
25th, 1939, have heard testimony in the above entitled matter
and find that the true value of the property described in the
petition is Five hundred fifty and no/100
(\$ 550⁰⁰) Dollars. The interest which is to be
acquired by The Housing Authority of the City of Columbia, S.C.
in this property is a fee simple title and the price to be paid
therefor shall be Five hundred fifty & no/100
(\$ 550⁰⁰) Dollars.

R. E. Currie

W. L. Bennett

John H. Bollin

Condemnation Board.

September 20 1939.

Service except Sept. 21-39
by Legare Bates, atty for Mary Grant
and Florence Garner Johnson

Sept. 19, 1939

Parcel #29

Re: Condemnation of Lands of Mary Grant, et al

Mr. Legare Bates, Attorney, appeared for Mary Grant and Florence Garner Johnson, Committee for Hannibal Sims.

Mr. Dreher: We file with the Board the original Petition, Order and Notice showing affidavits of service endorsed thereon, and acceptance of service by Dr. C. Fred Williams on the defendant, Hannibal Sims.

MR. W. H. GREEVER, JR., being first duly sworn, testified as follows:

By Mr. Dreher:

Q. What is your business?

A. Real estate.

Q. How long have you been in that business?

A. About 15 years.

Q. Principally in Columbia?

A. Yes, sir.

Q. Mr. Greever, did you and Mr. John C. B. Smith, another real estate man, in this City, make an appraisal at the request of the Columbia Housing Authority of all the property in this area on which they propose to erect a slum clearance project?

A. Yes, sir.

Q. What were your instructions?

A. Our instructions were to provide the Housing Authority with our opinion of the fair value of the property and set it forth on USHA Form 424.

Q. Were there any further instructions, conditions or limitations?

A. We were not instructed as to how high or low we could go - just our opinion of the fair value.

Q. Did you and Mr. Smith make an appraisal of Parcel #29, known as 2611 Washington Street extended?

A. Yes, sir.

Q. Is this a copy of your appraisal of that parcel?

A. Yes, sir.

Offered and received in evidence and marked Exhibit 1.

#8
C 28

Q. Mr. Greever, tell the Board what your appraisal of that parcel was and how you arrived at it.

#9
CEH

A. Our appraisal was \$200 for the land and \$300 for improvements, making a total appraised value of \$500.00. The lot is irregular in shape, as you will observe by reference to the plat made by Tomlinson Engineering Company June 17, 1939, designated as Parcel #29. The principal improvements upon the property is a one-story cheaply constructed frame dwelling, having three principal rooms and a shed room on the back. The construction is upon brick piers, weatherboarding attached to studs, wood ceiling for finish on the inside, wide board planks for floor, composition roll roofing approximately 3 or 4 years old. The property is quite old as compared to modern construction, but at the time it was built apparently built out of very cheap material, and the workmanship was not so good, and it is now in a very poor state of repair, the floors are weak, some holes, the weatherboarding is split in places, missing in other places, rotten in others. Likewise some of the sills are not in good condition, and I would consider it in generally a poor state of repair. The services on the property are electricity to the house, with drop cords and on the western line is located a dual toilet. Apparently the property line runs through this building. On the east is a toilet inside of this building, and on the north side of the building is located an inexpensive sink, which is apparently on the property line and jointly used by the occupants of Parcels #29 and #30. While the property has a favorable frontage it is nevertheless not all usable on account of the narrowing of the width of the lot, so as a consequence the value of the land could not be ascribed purely based on the amount of front footage, and the depth of the lot is likewise less than average in the area. The dwelling itself would require, in my opinion, several hundred dollars to place it in reasonably safe, tenantable condition, if its use as such were to be continued, and I believe that at least 75% of replacement cost of the house should be applied as physical depreciation, which would leave approximately \$200, in my opinion, as being the present value of the existing improvements and \$100 allowed for water services, sewerage connection and the fixtures.

By Mr. Bates:

Q. Mr. Greever, in making an appraisal of property of this kind do you take into consideration the fact that this property was being used as a home, an investment, or rented out to somebody else?

A. My understanding was that it was owned by some of the parties who do not actually live in the house, but some of the family was living in the house, and the fact that it was occupied in such a manner was considered by me as home ownership.

Q. Mr. Greever, have you had an opportunity to appraise ^{adjoining} ~~joint~~ lots on either side?

A. Yes, sir.

Q. The lot on the left there - Edith Thompson - \$600 was given by the Housing Authority for that lot?

A. I don't know which is left - is it east or west?

Q. You would consider as an appraiser of real estate that if the property was being rented as an investment it would not be worth as much as if it were a home and the parties had been living there for 16 or 18 years?

A. In case of condemnation in my opinion the valuation should be set from the standpoint of home ownership. In case of an open market sale for what it would bring on the market. We feel that this was a fair value to the ownership.

MR. JOHN C. B. SMITH, being first duly sworn, testified as follows:

By Mr. Dreher:

Q. Mr. Smith, what is your business?

A. Real estate.

Q. How long have you been in that business?

A. 13 years.

Q. In Columbia?

A. Columbia and vicinity.

Q. You have heard Mr. Greever's testimony as to his and your instructions from the Columbia Housing Authority as to arriving at an appraisal of this property - is it correct?

A. They were the same.

Q. Mr. Smith, Mr. Greever testified as to the appraisal of Parcel #29 in the white area - do you agree with his testimony as to that?

A. I do.

AQ. Anything you would like to add?

A. I don't believe there is anything I would like to add at all.

MARY GRANT, being first duly sworn, testified as follows:

By Mr. Bates:

#11
CEH
Q. Mary, I believe you live in this house we are talking about on Dial Alley?

A. Yes, sir for 26 years.

Q. For 26 years?

A. Yes, sir.

Q. You consider that your home?

A. Yes, sir, my home.

Q. Been paying taxes on it for how long?

A. Ever since I been there.

Q. As far as a tentable condition is concerned it is good enough for you to live in?

A. Yes, sir.

Q. Provides you with sufficient shelter?

A. Yes, sir.

Q. Has as many conveniences as you desire?

A. Yes, sir.

Q. Well now Mary tell us who did this house belong to?

A. My sister went to the mountains and worked and bought it, and she died. She had a husband and his ming was not right and she told me to take care of him and I did just like I did my child.

Q. You only/a half ^{own} interest through your sister?

A. Yes, sir.

Q. Your dead sister's husband is a crazy man in the Asylum?

A. Yes, sir.

Q. What do you consider is a fair price for this piece of property?

A. That is a good piece of property - I think \$1000.00.

Q. And you would not be satisfied or willing to take less than \$1000 ?

A. No, sir.

Q. Where do you work?

A. At the State Hospital.

Q. A nurse out there?

A. Yes, sir.

Q. Do you know of any other heirs to this property?

A. My sister did not have a child in the world.

Q. One husband?

A. Yes, sir.

Q. She have any other sisters or brothers besides you?

A. Only me and her.

Q. Only living sister?

A. Yes, sir.

Q. Now have you had an opportunity to inquire since this house proposition has been passed - have you inquired from your neighbors as to what they received for their houses and lots?

A. I haven't been much.

Q. Only thing you know is the house next door?

A. Yes, sir.

Q. Who is that?

A. My daughter next door.

#12
CEH

By Mr. Dreher:

Q. Elizabeth Sims was your sister?

A. Yes, sir.

Q. How many brothers and sisters you have?

A. I have not got any. My brothers died when they were little.

Q. None of them were old enough to get married after she died?

A. No, sir.

Q. How about her children?

A. She left one child. She is in New York.

Q. Did you sign this option to the Housing Authority.

A. I don't know, sir.

Q. Is that your signature there?

A. Yes, sir, they come out to State Park there and offered me \$400, and I told them I don't think I could buy from them for \$400.

Q. Did you offer to sell for \$550?

A. He told me he would give me \$400 for my place, and I told him if I had to buy it I could not buy for \$400, but I did not argue with him, but I come on down to get ~~xxxxxx~~ me a lawyer.

Q. You did sign an offer to sell for \$550?

A. I reckon I did. I signed something.

Option offered and received in evidence and marked Exhibit No.2.

FLORENCE GARNDER JOHNSON, being first duly sworn, testified as follows:

By Mr. Bates:

Q. Florence, I believe you are Committee for the crazy man in the Asylum?

A. Yes, sir.

Q. Were you legally appointed by some Court.

A. Yes, sir.

Q. What Court appointed you?

A. Down stairs here. Probate Court.

#13
CE14

Q. You are familiar with the piece of property out there?

A. Yes, sir.

Q. What do you consider would be a fair value for it? What would you be willing to sell your interest in that property - not your interest, but the whole property?

A. I think it is worth \$1000.

Q. Of course you have no interest at all except to look after this interest?

A. No, sir, just as guardian.

Q. You don't live there?

A. No, sir.

Q. You do not object to ^{the} ~~your~~ sister living there?

A. No, sir.

Q. Anybody come to see you about getting an offer to sell? Did you give an option to sell?

A. No, sir, not anything.

EDITH THOMPSON, being first duly sworn, testified as follows:

By Mr. Bates:

Q. Edith, I believe you live next door to Mary Grant?

A. Yes, sir.

Q. You sold your house and lot to the Housing Authority?

A. Yes, sir.

Q. Got your money?

A. Yes, sir.

Q. I believe Mary's lot is on the corner?

A. Yes, sir.

Q. Your lot is not a corner lot?

A. No, sir.

Q. Taking the two houses into consideration is your house in better condition than Mary's?

A. I don't think it is.

Q. What did you sell your house and lot for?

A. I think my husband got \$600 for it - he said he got \$600 for it.

#14
CEH

SOUTH CAROLINA STATE HOSPITAL

COLUMBIA, S. C.

C. F. WILLIAMS, M. D.
SUPERINTENDENT

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

COURT OF COMMON PLEAS

Ex Parte :

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

In Re :

Condemnation of lands of Mary Grant ,
Hannibal Sims , and John Doe representing
all other heirs , if any , names unknown,
of Elizabeth Sims , and Florence Garner
Johnson as Committee for Hannibal Sims.

NOTICE

ORDER

PETITION

APPOINTMENT

GUARDIAN AD LITEM.

August 28, 1939

Clerk , Court of Common Pleas
Columbia , S. C.

Dear Sir :

In compliance with the provisions of Section 6240 , Vol. 3, Code of 1932 , you are respectfully informed that as is required by amended Section 436 , Vol. 1, Code of 1932 , which amendment is dated May 10, 1933 and found in Act 326 , Acts of 1933 , page 452 , copies of the NOTICE , ORDER and PETITION , APPOINTMENT GUARDIAN AD LITEM in the above case were on this date served upon HANNIBAL SIMS by me personally.

The physical health of this patient is poor.

His mental condition is also considered poor.

Yours very truly

C. F. Williams , M. D.
Superintendent.

INF

Copy to Messrs. Robinson & Robinson
Attorneys at Law , Columbia , S.C.

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

To all to whom these Presents shall come, or be made known, or whom the same may in any wise concern, I, C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for the County of Richland, in the said State, send Greetings:

WHEREAS, pursuant to Act No. 783 of the Statutes of 1934 The Housing Authority of the City of Columbia, S.C. on or about the 25th day of August, in the year one thousand, nine hundred and thirty-nine, did file condemnation proceedings in the Court of Common Pleas at Columbia, in the County of Richland, and State aforesaid, against Mary Grant, Hannibal Sims, and John Doe representing all other heirs, if any, names unknown, of Elizabeth Sims, and Florence Garner Johnson as Committee for Hannibal Sims, and after a finding of the value of the land was made by the Condemnation Board, the Honorable E. C. Dennis, ~~xxxxxxx~~ Judge of the said Court, by order dated October 12th 1939, did Order, Adjudge and Decree that the Clerk of Court execute to The Housing Authority of the City of Columbia, S.C. his deed transferring the property hereinbelow described in fee simple.

NOW, KNOW ALL MEN, That I, the said C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for the said County, in consideration of the sum of Five Hundred and Fifty (\$550.00) Dollars, paid me by the said The Housing Authority of the City of Columbia, S.C., the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and

release unto the said

THE HOUSING AUTHORITY OF THE CITY OF
COLUMBIA, S.C., ITS SUCCESSORS AND ASSIGNS,

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Eastern section of the City of Columbia, in the County of Richland, State of South Carolina, on an unnamed alley which connects Washington Street extension with Dial Street, this property being irregular in shape, measuring on its southern side fifty-two and five-tenths (52.5') feet, more or less; on its Western side seventy-eight (78') feet, more or less; on its northern side eighteen (18') feet, more or less; and on its eastern side seventy-five and five-tenths (75.5') feet, more or less; being bounded on the South by the unnamed alley, on the West by property of Thompson; North by property of Green; and East by property of Bouknight; together with all right, title and interest of the owners of this property in and to the alley bounding it on the South.

TOGETHER with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said lot of land belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof: And also the estate, right, title, interest, dower, possession, property, benefit, claim and demand whatsoever, of the said Mary Grant, Hannibal Sims, and of all the parties to the said suit, and all other persons rightfully claiming, or to claim the same or any part thereof, by, from, or under them, or either of them.

TO HAVE AND TO HOLD the said lot of land, with its hereditaments, privileges and appurtenances unto the said The Housing Authority of the City of Columbia, S.C., its successors and assigns forever.

IN WITNESS WHEREOF, I, the said C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for Richland

County, under and by virtue of the said Decree, have hereunto
set my Hand and Seal, at Columbia, S.C., the _____ day of
October, in the year of our Lord one thousand nine hundred
thirty-nine and in the one hundred and sixty-fourth year of
the Sovereignty and Independence of the United States of
America.

(Seal)
Clerk of the Court of Common Pleas
and General Sessions for Richland
County, South Carolina.

Signed, sealed and delivered)
in the presence of:)

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND.)

Personally appeared _____ and
made oath that he saw C. E. Hinnant, Clerk of the Court of
Common Pleas and General Sessions for Richland County, sign, seal,
and as his act deliver the within deed; and that deponent,
together with _____ signed their names
as witnesses thereto.

Sworn to and subscribed before)
me this the _____ day of October)
1939.)

(L.S.)
Notary Public for S.C.