

Maggie R. Dennis and  
Seller's Name Jessie E. Dennis Sartor  
Parcel # 11  
SC-2- 1  
Date Aug. 24, 1939  
Columbia, S. C.

To:

The Citizens & Southern Bank of South Carolina.

United States Housing Authority.

This is to certify that:

(i) The Housing Authority of the City of Columbia, S. C. has acquired a good and marketable title in fee simple, free and clear of all liens, encumbrances or objections, to the following described property:

**Parcel #11 in SC-2-1 - 1407 Lyons Street**

subject only to the following liens, encumbrances or objections:

**1939 State, County and City taxes**

(ii) Sufficient moneys have been retained by The Housing Authority of the City of Columbia, S. C. from the purchase price for the above described real estate to eliminate all the liens, encumbrances or objections shown under (i) of this certificate, except the following:

**The purchaser's pro-rata part of 1939 State, County and City taxes, as provided by the option agreement.**

(iii) The acquisition of the above described real estate by The Housing Authority of the City of Columbia, S. C., subject to the liens and encumbrances set forth in (ii) of this Certificate has been approved by the United States Housing Authority.

(iv) A copy of this opinion will be furnished or mailed to the United States Housing Authority.

ROBINSON & ROBINSON

By

James F. Duboy  
Attorneys



REAL ESTATE SETTLEMENT RECORD

Development No. <b>SC-2-1</b>		The Housing Authority of the City of Columbia, S.C. (Name of local authority)		State <b>South Carolina</b>	
Name of grantor <b>Maggie R. Dennis and Jessie I. Dennis Sartor</b>		City <b>Columbia</b>		Parcel No. <b>11</b>	
Address of grantor <b>Columbia, S. C.</b>		Block No.		Street and No. <b>1407 Lyons St.</b>	
Date of closing		Purchase price (Code 25), \$ <b>2400.00</b>			
DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)					
MORTGAGES:		PRINCIPAL	INTEREST	AMOUNTS PAID	
Name of Mortgagee					
(01)	(1st) <b>NONE</b>	\$	\$	\$	
(02)	(2d)				
(03)	(Other)				
TAXES—(Totals):		CURRENT*	DELINQUENT*		
Name of Payee					
(04)	City <b>City Treas. (Not disbursed)</b>	\$ <b>13.41</b>	\$	\$ <b>13.41</b>	
(05)	County				
(06)	State <b>County " " "</b>	\$ <b>16.25</b>		\$ <b>16.25</b>	
(07)	School				
(08)					
SPECIAL ASSESSMENTS:					
Name of Payee			Purpose		
(09)					
(10)	<b>NONE</b>				
(11)					
WATER RENTS:			Year		
Name of Payee					
(12)					
(13)	<b>NONE</b>				
JUDGMENTS (style and docket No.):					
Name of Payee					
(14)					
(15)	<b>NONE</b>				
(16)					
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:			Purpose		
Name of Payee					
(17)	<b>NONE</b>				
(18)					
REVENUE STAMPS:		Fed. <b>2.50</b>			
(19)		State <b>5.00</b>		\$ <b>7.50</b>	
RECORDING FEES:					
(20)					
WITHHELD FOR TAXES OR OTHER PURPOSES:			Purpose		
Name of Payee					
(21)					
(22)					
(23)	TOTAL (items (01) to (22) inclusive)			\$ <b>37.16</b>	
(24)	EQUITY PAYABLE TO OWNER			\$ <b>2362.84</b>	
(25)	TOTAL PURCHASE PRICE			\$ <b>2400.00</b>	
(Name of local authority)		By <b>Robinson &amp; Robinson</b> <b>James F. Decker</b> <b>attorneys</b> (Authorized representative)			



REAL ESTATE TAX RETURN  
DETAIL OF TAXES

CITY TAXES (Code 04)		CURRENT	DELINQUENT			
		19 39	19	19	19	19
Assessed value of land		150.00				
Assessed value of improvements		500.00				
TOTAL ASSESSED VALUE		650.00				
Tax rate (per M of value)		33				
Total tax levy		21.45				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		21.45				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	21.45	DELINQUENT			

  

COUNTY TAXES (Code 05)		CURRENT	DELINQUENT			
		19 39	19	19	19	19
Assessed value of land		150.00				
Assessed value of improvements		500.00				
TOTAL ASSESSED VALUE		650.00				
Tax rate (per M of value)		11.5				
Total tax levy		7.47				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		7.47				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	7.47	DELINQUENT			

  

STATE TAXES (Code 06)		CURRENT	DELINQUENT			
		19 39	19	19	19	19
Assessed value of land		150.00				
Assessed value of improvements		500.00				
TOTAL ASSESSED VALUE		650.00				
Tax rate (per M of value)		3				
Total tax levy		1.95				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		1.95				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	1.95	DELINQUENT			

  

SCHOOL TAXES (Code 07)		CURRENT	DELINQUENT			
		19 39	19	19	19	19
Assessed value of land		150.00				
Assessed value of improvements		500.00				
TOTAL ASSESSED VALUE		650.00				
Tax rate (per M of value)		25.5				
Total tax levy		16.58				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		16.58				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	16.58	DELINQUENT			

  

(Code 08)		CURRENT	DELINQUENT			
		19	19	19	19	19
Assessed value of land						
Assessed value of improvements						
TOTAL ASSESSED VALUE						
Tax rate (per M of value)						
Total tax levy						
Additional levy for penalties						
TOTAL FOR ALL LEVIES						
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT		DELINQUENT			

NOTE.—If more space is required for reporting the details for taxes that are current and delinquent, prepare an additional sheet, setting it up in exact form, and paste it to the bottom of this sheet.