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ABSTRACT OF TITLE

OF

MAGGIE R. DENNIS AND  
JESSIE I. DENNIS

TO

Lot No. 11, White Section

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

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ABSTRACT OF TITLE

OF

MAGGIE R. DENNIS AND JESSIE I. DENNIS

TO

All those two lots or parcels of land situated in the County of Richland, State of South Carolina, in Waverley, a suburb of the City of Columbia and designated as lots 6 and 7 on a block of lots staked out to Daniel Miles by A. G. LaMotte, C.E., May 8, 1903, said lot No. 6 being bounded on the North by an alleyway about 20 feet in width which separates it from lots 1 and 2 on said map; on the East by lot No. 5 on said map; on the South by lot No. 7 on said map and on the West by an alleyway, said lot measuring on its Northern side 130 feet; on its Eastern end 35 feet; on its Southern side 117 feet, 4 inches, and on its Western side 40 feet. Lot No. 7 is bounded on the North by lot No. 6 on which it measures 117 feet, 4 inches; on the East by lot No. 5 on which it measures 34 feet, 6 inches; on the South by lot marked "Lowrance", and on the West by an alleyway on which it measures 39 feet, 10 inches.

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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 purchase.

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Lot No. 11, White Section

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An abstract of the property of Mandlebirt B. Williams prepared this day by James 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 Feb. 12, 1912,
	)	Recorded Feb. 14, 1912,
-to-	)	Deed Book "BB", page 146,
	)	Properly executed, witnessed and
Alice Bell.	)	probated. Dower properly renoun-
	)	ced by Frances J. Miles.
	)	Consideration \$450.00.

Conveys the property described in the caption.

II. Alice E. Bell	)	FSGW deed dated July 10, 1925,
	)	Recorded Oct. 7, 1925,
-to-	)	Deed Book "CP", page 129.
	)	Properly executed, witnessed and
Maggie R. Dennis and	)	probated. No dower necessary.
Jessie I. Dennis.	)	Consideration \$575.00.

Conveys property described in the caption.

NOTE: The alleyway given as the Northern boundary of lot No. 6 came out of the property conveyed to Daniel Miles by Malinda Thompson. It is not included within lot No. 6 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 is, however, 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.

MORTGAGES

1. Alice E. Bell	)	Mortgage dated Feb. 7, 1924,
	)	Recorded Feb. 7, 1924,
-to-	)	Mortgage Book "EM", page 229.
	)	Properly executed, witnessed
R. B. Herbert, Trustee,	)	and probated. No dower necessary.
for Jean E. Flynn.	)	Secures indebtedness of \$225.00
	)	due in two years with interest
	)	at 8%.

Conveys property described in the caption. The mortgage has been assigned of record by the mortgagee to M. R. Dennis. The assignment is properly witnessed and probated, Dated July 4, 1925, and recorded July 7, 1925 at the same place of recording as the mortgage.

NOTE: In all probability the M. R. Dennis to whom the mortgage was assigned is the Maggie R. Dennis who is one of the present co-tenants of the property.

OTHER ENCUMBRANCES.

We find no Judgments, lis pendens, mechanics liens or other liens, on or affecting the title to this property.

TAXES

All taxes, State, County and City, for the past ten years including the year 1938, have been regularly paid on this property.

OPINION

As far as the records of Richland County show, I am of opinion that Maggie R. Dennis and Jessie I. Dennis have a good, fee simple, marketable title to the premises herein abstracted, subject to the lien of the mortgage abstracted as No. 1 above.

James F. Debus  
Attorney at Law.

June 10 1939.

SUPPLEMENTAL REPORT

The following link has been added to the chain of title included in the original abstract of the property of Maggie R. and Jessie I. Dennis:

I. Maggie R. Dennis and Jessie )	FSGW deed dated sept.2,1939,
I.Dennis Sartor, )	Recorded Sept. 2, 1939,
-to- )	Deed Book "DA", page 266.
The Housing Authority of )	Properly executed,witnessed
the City of Columbia, S.C. )	and probated. No dower
)	necessary. Consideration
)	\$5.00 and other valuable
)	consideration.

Conveys the property described in the caption.

NOTE: It has been reliably ascertained that Jessie I. Dennis has since the conveyance abstracted above as II, married one Sartor. The above deed recites that the grantors are the grantees from Alice E. Bell.

The mortgage from Alice E. Bell to R. B. Herbert, Trustee, set out in the original abstract and shown there to have been assigned by the mortgagee to Maggie R. Dennis has been properly marked satisfied of record.

SUPPLEMENTAL OPINION

So far as the records and indices of Richland County show, I am of 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.

James F. Dehor  
Attorney at Law.

October 14 1939.

STATE OF SOUTH CAROLINA )  
COUNTY OF RICHLAND )

A F F I D A V I T

PERSONALLY appeared before me Maggie R. Dennis, who being duly sworn, stated that she is the M. R. Dennis to whom a mortgage, given by Alice E. Bell to R. B. Herbert, Trustee, recorded in mortgage book "EM", page 229, was assigned. That she is a present holder of that mortgage, as well as the owner of one-half undivided interest in fee to the property covered by the mortgage. Deponent further states and undertakes to immediately enter satisfaction of the said mortgage on record.

Maggie R. Dennis

Sworn to and subscribed before me  
this 2nd day of September 1939.

James F. Decker (LS)  
Notary Public in and for South Carolina