

*O.K. final*

**ABSTRACT OF TITLE**

**OF**

SILAS E. WATSON

**TO**

LOT NUMBER 51

WHITE PROJECT

**PREPARED BY**

Edgar S. Douglas  
Attorney at Law  
Columbia, S. C.

ABSTRACT OF TITLE

OF

SILAS E. WATSON

TO

All that piece, parcel, or lot of land, situate, lying and being in Hampton Place, a suburb of the City of Columbia, in the State and County aforesaid, designated on a plat of the said Hampton Place, made by T. K. Legare, C. E.; recorded in Office of Clerk of Court for Richland County, in Plat Book "C", at page 35, and more particularly known as lot No. 64 on said plat, and being bounded on north by lot No. 63, whereon it measures one hundred and sixty-three feet and five inches (163'5"), more or less, on east by McDuffie Avenue whereon it measures fifty-five (55') feet, on south by lot No. ----, sold to Grace Washington, and measuring thereon one hundred and sixty-five (165') feet, more or less, and on the west by a ten (10') foot alleyway, known now as House Street, whereon it measures fifty-five (55') feet. (The above described lot is located as No. 1509 McDuffie Avenue.)

NOTE: It will be noted that the above description refers to this property as lot No. 64. The lot in question is actually the northern part of lot No. 64 and the southern part of lot No. 63.

Prepared by Edgar S. Douglas, Attorney at Law, Columbia,  
S. C., for the Columbia Housing Authority to whom said  
property has been offered for sale.

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The lot above described is a portion of a larger tract  
of land owned by General Wade Hampton prior to the burn-  
ing of the records of Richland County, S. C., in 1865.  
The tract owned by him of which he died seized and  
possessed, contained 108 acres. It does not appear that  
in his lifetime he sold any of this tract.

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The abstract of the title of the property above described,  
prior to the deed first hereinafter set forth will be  
found in the Abstract of Title of CLARENCE RICHARDS (No.  
47) herewith submitted. (Links 1-9 inclusive and link 13)

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47

Columbia Real Estate	)	Deed-
and Insurance Agency,	)	Dated-July 12, 1911.
	)	Recorded Clerk's Office
to	)	Richland County, S. C.
	)	Book "AU"-Page 341.
Lillian Joseph.	)	Date of Recording-Not shown.
	)	
	)	

Consideration: \$5.00 and other consideration.

Conveys: Lot No. 64 on plat of Hampton Place recorded Plat Book "C" at page 35. This embraces the southern 30' in width of the lot in question.

"This conveyance is made subject to the following conditions and restrictions: That the property herein described is not to be sold, rented or otherwise disposed of to persons of African descent. In the event of a violation by the grantee her liens or assigns of the foregoing conditions on restrictions the title to said property shall revert to the grantor, except as to lien creditors."

Fee Simple, full warranty. Regular in execution and proof, no dower grantor being a corporation.

Columbia Real Estate )  
and Insurance Agency, )  
to )  
Lillian Joseph. )

Deed-  
Dated-November 16, 1912.  
Recorded Clerk's Office  
Richland County, S. C.  
Book "AU"-Page 600.  
Date of Recording-November 16, 1912.

Consideration: \$5.00.

Conveys- North one-half (1/2) lot No. 65 and south  
one-half (1/2) lot No. 63 on plat of Hampton Place recorded in  
Plat Book "C", at page 35. This embraces the northern twenty-  
five (25') feet in width of the lot in question.

This conveyance is made subject to the following conditions  
and restrictions: That the property herein described is not to be sold  
rented or otherwise disposed of to persons of African descent. In  
the event of a violation by the grantee, his heirs or assigns of the  
foregoing condition and restriction the title to the said property shall  
revert to the grantor except as to lien creditors.

Fee Simple, full warranty. Regular in execution and proof.  
No dower grantor being a corporation.

Lillian Joseph ) Mortgage-  
 ) Dated November 22, 1912.  
 to ) Recorded Clerk's Office  
 ) Richland County, S. C.  
 Kate Crawford. ) Book "BZ"-Page 196.  
 ) Date of Recording-November 22, 1912.

Consideration: \$4000.00

Covers--Lot No. 64, Northern one-half (1/2) lot No. 65 and southern one-half (1/2) lot No. 63 on plat Hampton Place, recorded plat book "C", page 35. Embraces property in question.

No dower, mortgagor being a woman.

Kate Crawford	)	Judgment
-vs-	)	Roll # 11926
Lillian Joseph	)	Richland County

This is an action for the foreclosure of the mortgage, covering property given in question to Plaintiff by Defendant on November 22, 1912 and recorded in mortgage book "B2" at page 196. Summons and Complaint dated Nov. 27, 1915. Service regular on November 30, 1915. Affidavit of default by Plaintiff's Attorney dated December 21, 1915 shows default by Defendant. Order of Reference signed by Hon. John H. Bowman refers the matter to A. D. McFadden, Master for Richland County. This order also shows that Lis Pendens was duly filed. Masters Report dated February 1, 1916. Decree of Foreclosure and Sale dated February 9, 1916, orders sale of the premises for cash and orders judgment in favor of Plaintiff against the Defendant for \$4525.35 and costs. Masters Report on Sales indicates that the property was sold on March 6, 1916 and was bid in by Plaintiff for \$4000.00 and that deed conveying same has been delivered. This report is dated March 31, 1916. Order confirming Sale signed by Hon. Murdel L. Smith dated July 18, 1916 confirms Masters Report.

Note: Lis Pendens Book for 1915 shows that Lis Pendens in the above action was duly filed on November 30, 1915.

A. D. McFadden,  
Master for Richland County,

to

Miss Kate Crawford.

) Deed-  
) Dated-March 30, 1916.  
) Recorded Clerk's Office  
) Richland County, S. C.  
) Book "AP"-Page 516.  
) Date of Recording-March 30, 1916.  
)  
)  
)

Consideration: \$4000.00.

Conveys-Lot No. 64, north one-half (1/2) lot No.  
65 and south one-half (1/2) lot No. 63 on plat of Hampton  
Place recorded Plat Book "C", page 35.

The above described property embraces property in question.

Fee Simple, Regular in execution and proof.

In Re Estate )  
                  )       Box 235  
                  )       Roll 8252  
          of        )       Probate Court  
                  )       Richland County.  
Kate Crawford. )  
                  )

Item 2 of the Will of Kate Crawford is as follows:

2-"I give all of my property, both real and personal,  
of every kind whatsoever and wherever located to my  
sister Mary Lorraine Crawford absolutely, and in fee  
simple.

Will dated May 21, 1922. Regular in form.

Testatrix died August 9, 1918. Petition to prove Will granted  
November 5, 1919. Letters testamentary duly issued to Mary  
Lorraine Crawford and will admitted to probate in Common Form.

Petition for Final Discharge dated March 2, 1925 and Letters Dis-  
missory granted May 12, 1925.

The Roll indicates that all debts of the estate were duly paid.

Mary L. Crawford )  
                  ) Deed-  
                  ) Dated-February 28, 1919.  
                  ) Recorded Clerk's Office  
                  ) Richland County, S. C.  
Virgie May ~~Arman~~. )  
                  ) Book-"BV"-Page 488.  
                  ) Date of Recording-February 28, 1919.

Consideration: \$1000.00 and other consideration.

Conveys-Lot No. 64, north one-half (1/2) lot No. 65, and  
South one-half (1/2) lot No. 63 on plat of Hampton Place recorded  
plat book "C", page 35.

The above described property embraces property in question.

Fee Simple, full warranty, regular in execution and proof, no  
dower ~~grantor~~ being a woman.

Virgie Mae Anuman )  
                          ) Deed-  
                          ) Dated-October 1, 1919.  
                          ) Recorded Clerk's Office  
                          ) Richland County, S. C.  
R. P. Rosser. )  
                          ) Book "BW"-Page 541.  
                          ) Date of Recording-October 1, 1919.

Consideration: \$1000.00 and assumption of Mortgage below.

Conveys- Lot No. 64, north one-half (1/2) lot No. 65 and  
south one-half (1/2) lot No. 63 on plat Hampton Place recorded plat  
book "C" page 35-Described indentically as in preceeding deed.

The above described property, embraces property in question.

Fee Simple, full warranty, regular in execution and proof,  
no dower grantor being a woman.

Note: This deed is signed Virgie Mae Anuman while balance  
thereof is written Virgie May Anuman. We are of opinion that this  
irregularity is immaterial.

R. P. Rosser        )  
                      )  
          to            )  
                      )  
John W. Watson.    )  
                      )

Deed-  
Dated-April 10, 1920.  
Recorded Clerk's Office  
Richland County, S. C.  
Book "CA"-Page 433.  
Date of Recording-April 12, 1920.

Consideration-\$3200.00 and other consideration.

Conveys:

1-Lot No. 64 on plat Hampton Place bounded north by lot No. 63 measuring thereon one hundred and sixty-three feet and five inches (163'5"), east by McDuffie Avenue and measuring fifty (50') feet, south by lot No. 65 and measuring one hundred and sixty-five (165') feet, west by ten (10) foot alley measuring fifty (50') feet more or less.

2-North one-half(1/2) lot No. 65 bounded on north by lot No. 64, east by Mc Duffie Avenue; South by remaining one-half (1/2) lot No. 65; west by ten (10) foot alley measuring on north and south sides one hundred and sixty-five (165') feet and on east and west lines twenty-five (25') feet, more or less.

3-South one-half (1/2) lot No. 63 bounded north by north one-half (1/2) lot No. 63; east by McDuffie Avenue; South by lot No. 64; and west by alley ten (10') feet wide measuring on north and south sides one hundred and sixty-three feet and five inches (163'5"), and on east and west sides twenty-five (25') feet.

The above described property embraces property in question.

Fee Simple, full warranty, regular in execution and proof, dower renounced.

John W. Watson )  
                  ) Deed-  
                  ) Dated-January 23, 1936.  
                  ) Recorded Clerk's Office  
                  ) Richland County, S. C.  
Silas E. Watson. )  
                  ) Book-"EA"-Page-45.  
                  ) Date of Recording-January 23, 1936.  
                  )

Consideration: \$400.00

All that piece, parcel or lot of land, situate, lying, and being in Hampton Place, a suburb of the City of Columbia, in the State and County aforesaid, designated on a plat of the said Hampton Place, made by T. K. Legare, C. E., recorded in Office of Clerk of Court for Richland County in Plat Book "C" at Page 35, and more particularly known as lot No. 64 on said plat, and being bounded on north by lot No. 63, whereon it measures one hundred and sixty-three (163') feet and five inches; on east by McDuffie Avenue whereon it measures fifty-five (55') feet, on south by lot No. \_\_\_ sold to Gracee Washington and measuring thereon one hundred and sixty-five (165') feet, and on the west by a ten (10') foot alleyway, known now as "House Street", whereon it measures fifty-five (55') feet, being a portion of the lots conveyed to me by R. P. Rosser by his deed dated April 10, 1929 and recorded in Office of Clerk of Court for Richland County in Book "CA" of Deeds at page 433. (The above described lot is located as No. 1509 McDuffie Avenue.)

Fee Simple, full warranty, regular in execution and proof, dower renounced.

EMCUMBRANCES

I find no mortgage open of record affecting the title to the property in question.

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TAXES

All taxes for the past ten years including the year 1938 appear to have been regularly paid.

\* \* \* \* \*

REPORT

I hereby certify that I have made a careful examination of the public records of Richland County, South Carolina, and the foregoing abstract contains reference to all recorded instruments that affect the title to the property in question, and in my opinion Silas E. Watson is seized in fee simple of a good and marketable title free of emcumbrances, ~~to~~ the premises in question.

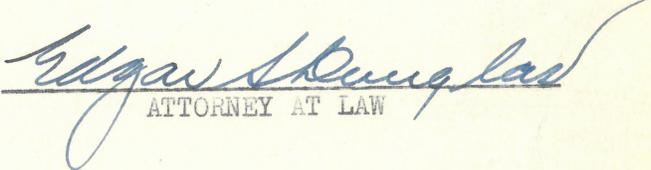
Columbia, S. C.

March 2, 1939.

  
ATTORNEY AT LAW

FINAL OPINION

This is to certify that the mortgage or mortgages, if any, set out in this abstract has or have been satisfied and cancelled of record, and that Silas E. Watson has executed and delivered a fee simple, general warranty deed to The Housing Authority of the City of Columbia, S.C., conveying the property described substantially as in the caption of this abstract and said deed is recorded in the office of the Clerk of Court for Richland County, in Deed Book "DA", at page 262; that all taxes for the years 1929-1938 inclusive, are paid of record, and 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 to the said premises, subject only to the lien of all taxes for the year 1939.

  
ATTORNEY AT LAW

Columbia, S. C.

Sept 9<sup>th</sup>, 1939.