

Seller's Name John E. Edens

Parcel # 13

SC-2 1

Date Aug. 21, 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 #13 in SC-2-1, known as #1410 - Alley (See Map)

subject only to the following liens, encumbrances or objections:

- (1) Mortgage to Standard Bldg. & Loan for \$ 515.08
- (2) 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 _____

Attorneys

REAL ESTATE SETTLEMENT RECORD

Development No. _____		State _____	
Name of grantor _____		City _____	
Address of grantor _____		Parcel No. _____	
Date of closing _____		Block No. _____	
Purchase price (Code 25), \$ _____		Street and No. _____	

CODE		DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)		CITY TAXES (Code 04)	
		PRINCIPAL	INTEREST	AMOUNTS PAID	
MORTGAGES:					
(01)	(1st)	Name of Mortgagee			
(02)	(2d)				
(03)	(Other)				
TAXES—(Totals):					
(04)	City	Name of Payee			
(05)	County				
(06)	State				
(07)	School				
(08)					
SPECIAL ASSESSMENTS:					
(09)		Name of Payee	Purpose		
(10)					
(11)					
WATER RENTS:					
(12)		Name of Payee	Year		
(13)					
JUDGMENTS (style and docket No.):					
(14)		Name of Payee			
(15)					
(16)					
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:					
(17)		Name of Payee	Purpose		
(18)					
REVENUE STAMPS:					
(19)					
RECORDING FEES:					
(20)					
WITHHELD FOR TAXES OR OTHER PURPOSES:					
(21)		Name of Payee	Purpose		
(22)					
(23)	TOTAL (items (01) to (22) inclusive)				
(24)	EQUITY PAYABLE TO OWNER				
(25)	TOTAL PURCHASE PRICE				

(Name of local authority)	By _____	(Authorized representative)
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REAL ESTATE TAX RECORD

DETAIL OF TAXES

CITY TAXES (Code 04)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		245				
Assessed value of improvements		200				
TOTAL ASSESSED VALUE		445				
Tax rate (per M of value)		33				
Total tax levy		14.69				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		14.69				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	14.69	DELINQUENT			

COUNTY TAXES (Code 05)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		245				
Assessed value of improvements		200				
TOTAL ASSESSED VALUE		445				
Tax rate (per M of value)		11.5				
Total tax levy		5.12				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		5.12				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	5.12	DELINQUENT			

STATE TAXES (Code 06)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		245				
Assessed value of improvements		200				
TOTAL ASSESSED VALUE		445				
Tax rate (per M of value)		3				
Total tax levy		1.34				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		1.34				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	1.34	DELINQUENT			

SCHOOL TAXES (Code 07)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		245				
Assessed value of improvements		200				
TOTAL ASSESSED VALUE		445				
Tax rate (per M of value)		25.5				
Total tax levy		11.34				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		11.34				
Less sum paid on account						
Net amount paid at settlement						
TOTAL	CURRENT	11.34	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.