

Seller's Name James Sanders

Parcel # 49

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 #49 - SC-2-1 - #1513 McDuffie Ave.

subject only to the following liens, encumbrances or objections:

- (1) ~~James Sanders~~ Asbill Motor Company, Mortgage 1007.00
- (2) 1939 State, County and City Taxes
- (3) Past due City taxes \$33.67
- (4) Past due State & County taxes \$44.60

(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 portion of 1939 State, County and City taxes as provided in 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 Oliver Robinson
Attorneys

REAL ESTATE SETTLEMENT RECORD

Development No. _____		State _____	
Name of grantor <u>James Sanders</u>		City <u>SC</u>	
Address of grantor <u>California</u>		Parcel No. <u>44</u>	
Date of closing <u>Aug 24 1939</u>		Block No. _____	
Purchase price (Code 25), \$ <u>4500.</u>		Street and No. <u>1118 1/2</u>	

DISTRIBUTION OF PURCHASE PRICE		(State name of party entitled to proceeds of each check)	
Code		PRINCIPAL	INTEREST
MORTGAGES:			
(01)	(1st) <u>Ashley Motor Co</u>	\$ <u>1007.00</u>	
(02)	(2d) _____		
(03)	(Other) _____		
TAXES—(Totals):			
(04)	City <u>City Treasurer</u>	\$ <u>18.52</u>	\$ <u>33.67</u>
(05)	County <u>County Treasurer</u>	\$ <u>22.50</u>	\$ <u>44.60</u>
(06)	State _____		
(07)	School _____		
(08)			
SPECIAL ASSESSMENTS:			
(09)	Name of Payee <u>name</u>	Purpose	
(10)			
(11)			
WATER RENTS:			
(12)	Name of Payee <u>name</u>	Year	
(13)			
JUDGMENTS (style and docket No.):			
(14)	Name of Payee <u>name</u>		
(15)			
(16)			
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:			
(17)	Name of Payee <u>name</u>	Purpose	
(18)			
REVENUE STAMPS:			
(19)	<u>Seal 4.50</u>		
	<u>State 9.00</u>		
RECORDING FEES:			
(20)	<u>Satisfaction of mortgage</u>	<u>.50</u>	
WITHHELD FOR TAXES OR OTHER PURPOSES:			
(21)	Name of Payee	Purpose	
(22)			
(23)	TOTAL (items (01) to (22) inclusive)		\$ <u>1140.33</u>
(24)	EQUITY PAYABLE TO OWNER		\$ <u>33.5267</u>
(25)	TOTAL PURCHASE PRICE		\$ <u>4500.00</u>
(Name of local authority)		By _____	(Authorized representative)