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ABSTRACT OF TITLE

OF

LOUISA GREEN

TO

Lot No. 30, White Section

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

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*How about taking deed  
from F. L. C. and just dividing  
from L. S.?*

ABSTRACT OF TITLE

OF

LOUISA GREEN

TO

All that piece, parcel or lot of land, situate, lying and being on the Northern side of the extension of Washington Street, near the City of Columbia, in the County of Richland, State of South Carolina, being irregular in shape and being bounded on the North-east by lands of Clifton, Wright and Bouknight; on the South-east by lots of Sims, Thompson and Reeves; on the East by lot of Reeves; on the South by the extension of Washington Street, whereon it measures 93 feet, more or less, and on the West by lot of the Solomon Green estate, whereon it measures 297 feet, more or less.

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This Abstract is prepared by James F. Dreher, Attorney, for the Columbia Housing Authority to which the above described property has been offered for purchase.

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Lot No. 30, White Section.

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I. William Wallace, as	)	FSGW deed dated July 6, 1870,
Trustee of John and	)	Recorded April 13, 1908,
Rebecca Wallace	)	Deed Book "AR", page 501.
	)	Properly executed, witnessed
-to-	)	and probated - no dxower
	)	necessary. Consideration
Boston Parker.	)	\$100.00.

Conveys all that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, East of and near the City of Columbia, marked Lot No. 10 on a plat of 25 acres of land surveyed in January 1870 by A. Y. Lee for Dr. John Wallace. Bounded on the North by the Camden Road; East by lands of Mrs. Thomas Stark and General Wade Hampton; South by a road leading from the Garners Ferry Road to Mrs. J. Singleton, and West by lands of Miss Heidt and D. B. Miller lands. Said lot No. 10 hereby conveyed contains 95/100ths of an acre and is bounded North by lands of General Wade Hampton; East by General Wade Hampton and lot No. 11 on said plat; South by lot No. 11 and a lane which separates it from lot No. 12, and West by lot No. 9.

*No record*

The only conveyances made by Boston Parker out of the property conveyed to him by the foregoing deed are the three lots covered in abstracts made for the Columbia Housing Authority of property belonging to Elizabeth Sims, Ealy Thompson and Maria Reeves. No further conveyances appear of record until after the death of Boston Parker. See affidavit hereto attached.

II. Hannah Parker	)	FSLW deed dated July _____ 1908,
	)	Recorded July 22, 1908,
-to-	)	Deed Book "AT", page 41.
	)	Properly executed, witnessed and
Louisa Green.	)	probated. No dower necessary.
	)	Consideration \$5.00 and love and
	)	affection.

The deed recites that the grantee is the daughter of the grantor. Conveys: One-fourth of an acre, more or less, being part of lot owned by my deceased husband, B. Parker, as will appear by deed to him of record in Book \_\_\_\_\_, page \_\_\_\_\_, starting at the North-east corner at a hackberry in said lot and running west therefrom 46 feet, and bounded North by a part of the same lot; thence South 100 feet on lot of Mary Perkins and bounded on the West by said Mary Perkins' lot; thence North-east 70 feet and bounded on the South by lot of Rosa Perkins 70 feet to a Mulberry; thence North 140 feet to the point of beginning, a hackberry, and bounded on the East by lot of Parker.

The lot conveyed by the above deed is only a portion of the large lot owned by Boston Parker. The abstractor finds no further recorded conveyances and no record of any administration in the Probate Court. Title to the remaining portion of the lot must therefore be established in Louisa Green by affidavit. There is attached to this abstract an affidavit of Louisa Green of May 12, 1939, setting out xxx facts showing legal title to be in Louisa Green.

ENCUMBRANCES

We find no mortgages, judgments, lis pendens, mechanics liens, or other liens, on or affecting the title to the property herein abstracted.

TAXES

The property herein abstracted has been sold for State and County taxes and the deed made to the Forfeited Land Commission. It will therefore be necessary to have Louisa Green, the present record owner, redeem the property from the Forfeited Land Commission and take a deed from the Commission before giving deed to the Columbia Housing Authority. According to the tax statement prepared by Miss Ellen I. Butler, Richland County Tax Collector, it will require \$50.65 to redeem the property from the Forfeited Land Commission. There are also unpaid city taxes in the amount of \$22.18 as shown by the statement hereto attached, prepared by the City Sheriff.

OPINION

So far as the records and indices of Richland County show, in my opinion Louisa Green has a good, fee simple, marketable title to the property herein abstracted, subject to the lien of the City of Columbia for city taxes and subject to her redeeming the property from the sale to the Forfeited Land Commission for State and County taxes and taking a deed

from the Forfeited Land Commission.

James F. Doherty  
Attorney at Law.

June 10, 1939.

