

REAL ESTATE SETTLEMENT RECORD

Development No. ✓
Name of grantor Alice Hickson
Address of grantor Columbia S.C.
Date of closing Aug 26 1939
Purchase price (Code 25), \$ 10,000.00

State SC
City Columbia
Parcel No. 178
Block No. 178
Street and No. Forest Drive

CODE	DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)		
	PRINCIPAL	INTEREST	AMOUNTS PAID
MORTGAGES:			
(01)	Name of Mortgagee		
(01)	(1st) <u>W.E. McNelly</u>	\$ <u>2529.21</u>	\$ <u>2529.21</u>
(02)	(2d) <u>J. E. McNelly</u>		
(03)	(Other)		
TAXES—(Totals):			
(04)	City <u>C.T.</u>	\$ <u>30.93</u>	\$ <u>30.93</u>
(05)	County <u>C.T.</u>		
(06)	State <u>C.T.</u>	\$ <u>37.50</u>	\$ <u>37.50</u>
(07)	School <u>(not dish)</u>	\$ <u>66.13</u>	\$ <u>66.13</u>
(08)			
SPECIAL ASSESSMENTS:			
(09)	Name of Payee	Purpose	
(10)	<u>name</u>		
(11)			
WATER RENTS:			
(12)	Name of Payee	Year	
(13)	<u>name</u>		
JUDGMENTS (style and docket No.):			
(14)	Name of Payee		
(15)	<u>name</u>		
(16)			
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:			
(17)	Name of Payee	Purpose	
(18)	<u>name</u>		
REVENUE STAMPS:			
(19)	<u>Feb 10.00</u>		\$ <u>30.00</u>
	<u>St 20.00</u>		
RECORDING FEES:			
(20)	<u>Satisfaction of mfg</u>		\$ <u>50</u>
WITHHELD FOR TAXES OR OTHER PURPOSES:			
(21)	Name of Payee	Purpose	
(22)			
(23)	TOTAL (items (01) to (22) inclusive)		\$ <u>2693.33</u>
(24)	EQUITY PAYABLE TO OWNER		\$ <u>4806.67</u>
(25)	TOTAL PURCHASE PRICE		\$ <u>10,000.00</u>

(Name of local authority) _____ By _____ (Authorized representative)

REAL ESTATE TAX RECORD

DETAIL OF TAXES

CITY TAXES (Code 04)	CURRENT	DELINQUENT			
	1939	19	19	19	19
Assessed value of land.....	800				
Assessed value of improvements.....	700				
TOTAL ASSESSED VALUE.....	1500				
Tax rate (per M of value).....	33				
Total tax levy.....	49.50				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	49.50				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 49.50	DELINQUENT			

COUNTY TAXES (Code 05)	CURRENT	DELINQUENT			
	1939	19	19	19	19
Assessed value of land.....	800				
Assessed value of improvements.....	700				
TOTAL ASSESSED VALUE.....	1500				
Tax rate (per M of value).....	11.5				
Total tax levy.....	17.25				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	17.25				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 17.25	DELINQUENT			

STATE TAXES (Code 06)	CURRENT	DELINQUENT			
	1939	19	19	19	19
Assessed value of land.....	800				
Assessed value of improvements.....	700				
TOTAL ASSESSED VALUE.....	1500				
Tax rate (per M of value).....	3				
Total tax levy.....	4.50				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	4.50				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 4.50	DELINQUENT			

SCHOOL TAXES (Code 07)	CURRENT	DELINQUENT			
	1939	19	19	19	19
Assessed value of land.....	800				
Assessed value of improvements.....	700				
TOTAL ASSESSED VALUE.....	1500				
Tax rate (per M of value).....	25.5				
Total tax levy.....	38.25				
Additional levy for penalties.....					
TOTAL FOR ALL LEVIES.....	38.25				
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT 38.25	DELINQUENT			

State County School (Code 08)	CURRENT	DELINQUENT			
	19	1939	19	19	19
Assessed value of land.....		800			
Assessed value of improvements.....		700			
TOTAL ASSESSED VALUE.....		1500			
Tax rate (per M of value).....		40			
Total tax levy.....		60.00			
Additional levy for penalties.....		6.13			
TOTAL FOR ALL LEVIES.....		66.13			
Less sum paid on account.....					
Net amount paid at settlement.....					
TOTAL	CURRENT	DELINQUENT 66.13			

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.

Seller's Name Alice Hickson
Parcel # 81 & 8
SC-2- 1
Date Aug. 26, 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:

Parcels Nos. 1 & 8 - SC-2-1 - 2408-10 Forest Drive

subject only to the following liens, encumbrances or objections:

- (1) Mortgage to W.E. McNulty and W.E. McNulty, Jr., Exrs. 2528.27
- (2) 1939 State, County and City Taxes
- (3) Past due Taxes, State, County & School 66.13

(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 the 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 _____
Attorneys

RICHLAND COUNTY, S. C., **PAID AUG 26 1938**, 1938.

TAX RECEIPT 1938 TAXES

RECEIVED Taxes due on the following described property for fiscal year commencing January 1st, 1938.

School District	No. Acres	No. Lots	No. Bldgs.	Value Real Estate	Value Personal Property	Total Taxable Property
C		1	3	1500		1500

Taxes assessed as follows:

No. Mills	Property Tax	Poll Tax	Road Tax	Property Location	Total Taxes
40	60.00			2204-10 Taylor	60.00

S. E. Benjamin et al

Penalty

Total

Costs

420

64.20

1.93

66.13

County Treasurer.

South Carolina Insurance Co.

Columbia, S. C.

SEIBELS, BRUCE & CO., Managers
COLUMBIA, S. C.

*Statement of Alice
Nickerson Lamm*

Principal - - - -	2500. ⁰⁰
Int 7/1/39 to 6/30/39 - -	23.34
Insurance - - - -	593

\$2528.77

Aug. 26. 1939

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STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

SATISFACTION OF MORTGAGE

S. Alice Hickson

-To-

W. E. McNulty and W. E.
McNulty, Jr., as Execu-
tors of the Estate of
Ella M. Guimarin, Deceased

) Mortgage dated July 25, 1938,
) Recorded July 25, 1938, Mortgage
) Book "HU", page 94,
) Properly executed and probated.
) Debt \$2500.00.
)

We, W. E. McNulty and W. E. McNulty, Jr., as
Executors of the Estate of Ella M. Guimarin, deceased,
do hereby acknowledge full payment of the above de-
scribed mortgage and authorize its satisfaction of
record.

Witnesses:

Executors of the Estate of
Ella M. Guimarin, deceased.

Columbia, S. C.

August , 1939