
ABSTRACT OF TITLE

OF

ELIZABETH SIMS

TO

Lot No. 27, White Section

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

ABSTRACT OF TITLE

OF

ELIZABETH SIMS

TO

All that piece, parcel or lot of land in Richland County, State of South Carolina, bounded on the North by lands formerly of the late Boston Parker, now of Louisa Green; on the East by lands now or formerly of McMahan; on the South by an alleyway, and on the West by lands of Ealey Thompson, fronting on the South 52 feet, on the East 64 feet, on the North 18 feet, and on the West 78 feet.

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.

Lot No. 29, White Section.

I. William Wallace, as Trustee)	FSGW deed dated July 6, 1870,
of John and Rebecca Wallace,)	Recorded April 13, 1908,
)	Deed Book "AR", page 501.
-to-	) Properly executed, witnessed
)	and probated - no dower
)	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. 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 Pkat; South by lot No. 11 and a lane which separates it from Lot No. 12, and West by lot No. 9.

II. Boston Parker)	FSGW deed dated Sept. 20, 18_____.
)	Recorded Sept. 25, 1884,
-to-	) Deed Book "Q", page 172.
)	Properly executed, witnessed and
Rosa Perkins.)	probated; dower properly renoun-
)	ced by Hannah Parker. Consideration
)	\$35.00.

Conveys all that lot, piece or parcel of land containing one-fourth acre, more or less, situate, lying and being in the County of Richland, and near to and East of the City of Columbia, and butting and bounding as follows: On the East by lot of London Weston; on the South by public lane set aside for the use of this and other property formerly

belonging to William Wallace, Trustee, and on the North and West by a lot conveyed to me by William Wallace, Trustee, a part of which is the above described lot.

III. Rosa Perkins	)	FSGW deed dated Nov. 3, 1905,
	)	Recorded Nov. 4, 1905,
-to-	)	Deed Book "AM", page 58.
	)	Properly executed, witnessed and
Elizabeth Sims.	)	probated - no dower necessary.
	)	\$25.00.

Conveys the property described in the caption.

NOTE: The description of the property herein abstracted as given in the caption was taken from the last deed but in the opinion of the abstractor is to a certain extent erroneous. The descriptions of the adjoining lots and the presently existing physical land lines establish that the so-called Eastern boundary, really North-eastern, is longer than the so-called Western boundary. In the opinion of the abstractor the description in the caption and in the last deed would be sufficiently accurate if the words "East" and "West" were transposed, making the length of the Western line 64 feet, and the length of the Eastern line 78 feet.

ENCUMBRANCES

We find no mortgages, judgments, mechanics liens, or other liens on or affecting the title to this property.

TAXES

The property herein abstracted has been sold for State and County taxes for the year 1928 and according to the attached statement prepared by Miss Ellen Butler, Richland County Tax Collector, the payment of \$22.14 will be required to redeem the property from that sale. No deed has been made to the Forfeited Land Commission and payment to the Tax Collector will redeem the property from the sale. In addition there are now due State and County taxes in the amount of \$76.64 according to the statement attached hereto prepared by Miss Butler.

There are also past due on this property city taxes in the amount of \$64.17, as appears from statement attached hereto prepared by Mr. A. R. Heyward, City Sheriff.

OPINION

So far as the records and indices of Richland County show, in my opinion Elizabeth Sims has a good, fee simple, marketable title to the property herein abstracted, subject to the tax liens above referred to. The deed from Elizabeth Sims, in the opinion of the abstractor, should be taken with the description changed to conform to the apparent physical boundaries according to note following link III in the foregoing abstract.

James F. Dehur
Attorney at Law.

June 10, 1939.

SUPPLEMENTAL REPORT

After the original abstract of this property had been prepared it was found that Elizabeth Sims died intestate some years ago leaving surviving her her husband, Hannibal Sims, and a sister, Mary Grant, and possibly other heirs. It was therefore found necessary to bring condemnation against this property. Hannibal Sims, it was found, had been adjudged non compos mentis by the Probate Court for Richland County, the proceedings being found in Box 427, package 11828. One Florence Garner had in that proceeding been appointed Committee and apparently was still acting. It was therefore necessary to join in the condemnation proceeding abstracted below the said Florence Garner, who had subsequently remarried and is now known as Florence Garner Johnson. The following additional links place title to the property herein abstracted in The Housing Authority of the City of Columbia, S.C.:

IV. Ex Parte:

The Housing Authority of
the City of Columbia, S.C.

In re:

Condemnation of lands of
Mary Grant, Hannibal Sims
and John Doe, representing
all other heirs, if any,
names unknown, of Elizabeth
Sims, and Florence Garner
Johnson, Committee for
Hannibal Sims.

Judgment Roll No. 26697

The above entitled proceeding was brought by The Housing Authority of the City of Columbia, S.C. to acquire title to the property formerly owned by Elizabeth Sims under its condemnation powers as prescribed in Act No. 783 of the South Carolina Statutes of 1934. The proceedings are proper and title to the property described in the caption is placed in the

Housing Authority of the City of Columbia, S.C. under this proceeding and the Clerk's deed below abstracted.

V. C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for Richland County,	)	Clerk's deed in fee simple, Dated October 12, 1939, Recorded October 12, 1939, Deed Book "DA", page 339.
-to-	)	Properly executed, witnessed and probated. Consideration the premises and \$550.00 paid to the grantor.
The Housing Authority of the City of Columbia, S.C.)	

Conveys the property described in the caption.

The deed recites the proceedings abstracted above as IV.

TAXES

State, County and City taxes, reported in the original abstract as being unpaid, do not, by virtue of the proceeding abstracted above as IV, any longer constitute a lien on the property herein abstracted.

SUPPLEMENTAL OPINION

As far as the records and indices of Richland County show, I am of opinion that The Housing Authority of the City of Columbia, S.C. has a good, fee simple, marketable title to the premises described in the caption.

James F. Decker
Attorney at Law.

November 6 1939.