

24-2. REC

OFFER OF SALE OF LAND

No. 4

In consideration of the sum of one dollar (\$1) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged the undersigned (hereinafter called the "seller"), being the owner thereof, hereby offers and agrees to

Housing Authority of the City of Columbia

sell and convey to the S. C. (hereinafter called the "Local

Authority") or its assignee or nominee the following-described property, located in the city of Columbia

county of Richland, State of South Carolina.

All that lot or tract of land situate and being in the County and State aforesaid, East of and near the City of Columbia, containing one acre, mor or less, marked as Lot No. 3 on a Plat of twenty-five acres (25) of land, lying and being between the Camden Road on the North and extending nearly to the Garners-Ferry Road on the South, and between lands of Mrs. Starke and Gen. W. Hampton on the east, and lands of D. B. Miller, et al, drawn by A. Y. Lee, D.B., for Dr. J. Wallace, January 1870. Said lot being bounded North by the Camden Road, East by Peter Crawford lot marked No. 4x, South by lot No. 6, and West by lot No. 2.

upon the following terms and conditions:

Upon closing, the seller shall convey to the Local Authority or its assignee or nominee by general warranty deed a good and marketable fee-simple title thereto, together with all improvements, hereditaments, and appurtenances thereunto belonging, free and clear of all liens (except liens for current taxes and assessments), easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing or inchoate with proper release of dower, curtesy, and waiver of homestead rights, if any, together with all of his right, title, and interest in and to any streets or alleys adjoining or abutting thereon. Taxes and assessments shall be adjusted as of the time of closing. Possession shall be delivered to the Authority at the time of closing.

The total purchase price shall be \$6000. All expenses of examination of title and of preparation and recording the deed shall be paid by the Local Authority. Payment of the purchase price shall be made upon transfer of title to the Local Authority.

This offer shall be irrevocable for a period of 120 days from the date hereof and shall remain in force thereafter until terminated by the seller. Such termination may be effected at any time after the expiration of such 120 day period by seller giving 30 days' prior written notice to the Authority of such termination. In accepting this offer the Local Authority shall endorse its acceptance hereon and mail notice thereof to the seller at the address specified below. The Local Authority shall specify the place and time of closing, which shall be not more than 60 days after the date of acceptance. The seller agrees that this offer shall not be revocable and that he will not sell, mortgage, encumber, or otherwise dispose of such property or any part thereof prior to said expiration date, except to the Local Authority. This agreement shall be binding upon the seller and his heirs, executors, administrators, successors, and assigns.

Notwithstanding the prior exercise of this offer, the Local Authority in lieu of completing the purchase of said premises may, at any time prior to closing, proceed to acquire the same by condemnation. The seller agrees, as an independent stipulation, which shall survive the expiration or cancelation of this offer, to such condemnation upon the payment of just compensation, which shall be the purchase price above stated, which price the seller hereby declares to be the fair market value of said premises, inclusive of every interest therein.

Loss or damage to the property by fire or casualty shall be at the risk of the seller until title has been conveyed to the Local Authority.

Seller reserves the right to remove any or all trees or shrubbery within such time as will not interfere with the project in question.

Signed, sealed, and delivered in the presence of:

27 June, 1939

Sarah Campbell Dean [SEAL]

Address 2430 Forest Drive

Carie Campbell Pendleton [SEAL]

Address 2430 Forest Drive

Arvid Campbell [SEAL]

Address 2430 Forest Drive

Daisy Campbell Reed [SEAL]

Address 2430 Forest Drive

Benjena Campbell Robinson
2430 Forest Drive

APPROVED:

By.....

ACCEPTED:

(Local Authority)

By.....

CITY Columbia, S. C.

PROJECT S.C.-2-1

Address 2434-30 Forest Drive

Parcel No. 4

No. of Buildings 2 and outbuilding

Lot No. _____ Block No. _____

Zoning Commercial

Dimensions 198x310x109

Use Residential

Area Sq. Ft. 43,560

(If special purpose explain in "Remarks")

REMARKS: Heirs occupy both dwellings

	<u>DATE</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
APPRAISAL -	19 <u>39</u>	\$ <u>4000.00</u>	\$ <u>750.00</u>	\$ <u>4750.00</u>
Assessment -	19 <u>38</u>	\$ <u>750.00</u>	\$ <u>450.00</u>	\$ <u>1200.00</u>
Tax Appeal -	19 _____	\$ _____	\$ _____	\$ _____
Monthly Rental-\$	<u>Owners</u>	_____	_____	_____

REMARKS: Because of excessive frontage as compared with width
on the rear the effective frontage has been assumed as being
175 feet. See General Remarks

CERTIFICATION: We, the undersigned, do hereby certify to the Housing
Authority of the City of Columbia that we have carefully inspected the
property herein described; that to the best of our knowledge and belief the
information contained in this report is correct; that we have no personal in-
terest, present or prospective, in the property referred to; and that the
within appraisal represents the fair value of the property, according to ac-
cepted standards of appraisal practice.

This appraisal is based upon the following conditions:

We have accepted the information regarding the description
of the land furnished by you as being correct.

We have appraised the property as a whole, and have not taken
into consideration any liens, mortgages or other indebtedness.

APPRAISERS: W. H. Grew Address Columbia S.C.
John C. Smith Columbia S.C.

NOTE: If _____ on one _____
DATE: Jan 17, 1939

USHA-424
5-12-38
LEGAL

CITY Columbia, S. C.

PROJECT S.C.-2-1

Parcel No. 4

Address 2424 Forest Drive

Occupied by Owner: Yes ^{Sister} 7 No

DESCRIPTION OF IMPROVEMENTS

- | | |
|--|--|
| 1. No. of Stories <u>1</u> | 7. Construction <u>Cheap Frame</u> |
| 2. Cellar <u>None</u> | 8. Foundation <u>Brick Piers</u> |
| 3. No. of Rooms <u>3</u> | 9. Heat <u>Chimneys & Fireplaces</u> |
| 4. Condition: G F P <u>X</u> | 10. Light <u>None</u> |
| 5. Age <u>Est. 35 years</u> | 11. Plumbing <u>None</u> Bath <u>None</u> |
| 6. Vacancies <u>None</u> | 12. Garage <u>None</u> |
| | 13. Other Bldgs. <u>(Uses outside toil.)</u> |

REMARKS: Becoming subject to progressive deterioration

APPRAISAL: \$300.00



NOTE: If a number of houses are located on one parcel and are practically identical note and check information as one house. If houses vary materially, use additional No. 2 sheets.

USHA-424
5-12-38
LEGAL

CITY Columbia, S. C.

PROJECT SC-2-1

Parcel No. 4

Address 2430 Forest Drive

Occupied by Owner: Yes No

DESCRIPTION OF IMPROVEMENTS

- | | |
|--|---|
| 1. No. of Stories <u>1</u> | 7. Construction <u>Frame</u> |
| 2. Cellar <u>None</u> | 8. Foundation <u>Brick Piers - stuccoed</u> |
| 3. No. of Rooms <u>5</u> | 9. Heat <u>Fireplaces & Flues</u> |
| 4. Condition: G F P <u>X</u> | 10. Light <u>None</u> |
| 5. Age <u>Est. 50 years</u> | 11. Plumbing <u>Yes</u> Bath <u>None</u> |
| 6. Vacancies <u>No</u> | 12. Garage <u>None</u> |
| | 13. Other Bldgs. <u>(Outside toilet)</u> |
| | No. Val. |

REMARKS: This parcel has one outside toilet for both dwellings.

Installation of plumbing almost completed

APPRAISAL: \$ 450.00



NOTE: If a number of houses are located on one parcel and are practically identical note and check information as one house. If houses vary materially, use additional No. 2 sheets.

CITY Columbia, S. C.

PROJECT 30-3-1

LEGAL DESCRIPTION (Parcel No. 4)

(As furnished by Records of Richland County)

All that lot or tract of land, situate, and being in the County and State aforesaid, East of and near the City of Columbia, containing one acre more or less, marked as lot No. 3 on a plat of twenty-five acres (25 acres) of land, lying between the Camden Road on the North and extending nearly to the Garner-Ferris Road on the South, and between lands of Mrs. Starke and Gen. W. Hampton on the east, and lands of D. B. Miller drawn by A. I. Lee, D.S. for Dr. J. Wallace, January 1870. Said lot being bounded north by the Camden Road, East by Peter Crawford lot marked No. 4, South by lot No. 6, and west by lot No. 2.

CERTIFICATION: We, the undersigned, do hereby certify to the Authority that we have carefully inspected the property herein referred to to the best of our knowledge and belief the information contained in this report is correct; that we have no personal interest, present or prospective, in the property referred to; and that the within appraisal represents the fair value of the property, according to accepted standards of appraisal practice.

This appraisal is based upon the following conditions:
We have accepted the information regarding the description of the land furnished by you as being correct.
We have appraised the property as a whole, and have not taken into consideration any liens, mortgages or other indebtedness.

APPRAISERS: W. H. ... Address Columbia, S. C.
John B. ... Columbia, S. C.

DATE: Jan 17, 1939 3

Seller's Name Est. Benjamin Campbell

Parcel # 4

SC-2- 1

Date Oct. 16, 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 #4 - SC-2-1 - #2424 Forest Drive

subject only to the following liens, encumbrances or objections:

None

(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:

None

(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 Alice Robinson
Attorneys

REAL ESTATE SETTLEMENT RECORD

The Housing Authority of the City of Columbia, S.C.
(Name of local authority)

Development No. SC-2-1 State South Carolina
 Name of grantor Estate of Benjamin Campbell City Columbia
 Address of grantor Columbia, S. C. Parcel No. 4
 Date of closing October 16, 1939 Block No. _____
 Purchase price (Code 25), \$ 6000.00 Street and No. 2424 Forest Drive

CODE	DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)		
	Name of Mortgagee	PRINCIPAL	INTEREST
MORTGAGES:			
(01)	(1st) _____	\$ _____	\$ _____
(02)	(2d) <u>NONE</u>		
(03)	(Other) _____		
TAXES—(Totals):			
	Name of Payee	CURRENT*	DELINQUENT*
(04)	City _____	\$ _____	\$ _____
(05)	County _____		
(06)	State <u>NONE</u>		
(07)	School _____		
(08)			
SPECIAL ASSESSMENTS:			
	Name of Payee	Purpose	
(09)	_____	_____	
(10)	<u>NONE</u>		
(11)			
WATER RENTS:			
	Name of Payee	Year	
(12)	_____	_____	
(13)	<u>NONE</u>		
JUDGMENTS (style and docket No.):			
	Name of Payee		
(14)	<u>Condemned - Lands of estate of Benjamin Campbell</u>	\$ <u>6000.00</u>	
(15)			
(16)			
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:			
	Name of Payee	Purpose	
(17)	_____	_____	
(18)	<u>NONE</u>		
REVENUE STAMPS:			
(19)		\$ _____	
RECORDING FEES:			
(20)		\$ _____	
WITHHELD FOR TAXES OR OTHER PURPOSES:			
	Name of Payee	Purpose	
(21)	_____	_____	
(22)	<u>NONE</u>		
(23)	TOTAL (items (01) to (22) inclusive)		
(24)	EQUITY PAYABLE TO OWNER		
(25)	TOTAL PURCHASE PRICE		

By Alice Robinson
(Authorized representative)

(Name of local authority)

19

Attorney
(Title)

REAL ESTATE TAXES DETAIL OF LIABILITIES RECORD

CITY TAXES (Code 04)	CURRENT		DELINQUENT			
	19_____	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			

COUNTY TAXES (Code 05)	CURRENT		DELINQUENT			
	19_____	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			

STATE TAXES (Code 06)	CURRENT		DELINQUENT			
	19_____	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			

SCHOOL TAXES (Code 07)	CURRENT		DELINQUENT			
	19_____	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			

(Code 08)	CURRENT		DELINQUENT			
	19_____	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.

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

To all to whom these Presents shall come, or be made known, or whom the same may in anywise concern, I, C.E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for the County of Richland, in the said State, send Greetings:

WHEREAS, pursuant to Act No. 783 of the Statutes of 1934, The Housing Authority of the City of Columbia, S.C., on or about the 8th day of September, 1939 did file condemnation proceedings in the Court of Common Pleas at Columbia, in the County of Richland, and State aforesaid, against Sarah Campbell Green, Carrie Campbell Pendleton, Amo F. Campbell, Daisy Campbell Reed, Benzena Campbell Robinson, Joe Counts, John Doe representing all other persons, names unknown, heirs of James Counts, and Richard Roe representing all other persons, names unknown, heirs of Harriett L. Hawkins, and after a finding of the value of the land was made by the Condemnation Board the Honorable _____, Judge of the said Court, by order dated _____ 1939, did Order, Adjudge and Decree that the Clerk of Court execute to The Housing Authority of the City of Columbia, S.C. his deed transferring the property hereinbelow described in fee simple.

NOW, KNOW ALL MEN, That I, the said C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for the said County, in consideration of the premises, and also in consideration of the sum of Six Thousand

(\$6000.00) Dollars paid me by the said The Housing Authority of the City of Columbia, S.C., the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

THE HOUSING AUTHORITY OF THE CITY OF
COLUMBIA, S.C., ITS SUCCESSORS AND ASSIGNS,

All that piece, parcel or lot of land containing one acre, more or less, with the improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, on the South side of Forest Drive, and being bounded as follows: On the North by the said Forest Drive whereon it fronts two hundred and two and two-tenths (202.2') feet, more or less; on the East by lot now or formerly of Mrs. Sidney C. Goley, whereon it runs two hundred and eighty and nine-tenths (280.9') feet, more or less; on the South by lot now or formerly of Alice Hickson, whereon it runs one hundred and nine (109') feet, more or less, and on the West by lot now or formerly of Jesse T. Reese, whereon it runs three hundred and eight and nine-tenths (308.9') feet, more or less.

TOGETHER with all and singular the hereditaments, rights, members and appurtenances whatsoever to the said lot of land belonging, or in anywise appertaining, and the revisions and remainders, rents, issues, and profits thereof: And also the estate, right, title, interest, dower, possession, property, benefit, claim, and demand whatsoever, of the said Sarah Campbell Green, Carrie Campbell Pendleton, Amo F. Campbell, Daisy Campbell Reed, Benzena Campbell Robinson, Joe Counts, and of all the parties to the said suit, and all other persons rightfully claiming, or to claim the same, or any part thereof, by, from, or under them, or either of them.

TO HAVE AND TO HOLD the said lot of land, with its hereditaments, privileges and appurtenances, unto the said The Housing Authority of the City of Columbia, S.C., its successors and assigns forever.

IN WITNESS WHEREOF, I, the said C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for the said County, under and by virtue of the said Decree, have hereunto set my Hand and Seal at Columbia, S.C., the _____ day of _____, in the year of our Lord one thousand nine hundred and thirty-nine and in the one hundred and sixty-fourth year of the Sovereignty and Independence of the United States of America.

(Seal)
Clerk of the Court of Common Pleas
and General Sessions for Richland
County, South Carolina.

Signed, sealed and delivered)
in the presence of:)

THE STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

Personally appeared _____ and made oath that he saw C. E. Hinnant, Clerk of the Court of Common Pleas and General Sessions for Richland County, sign, seal, and as his act deliver the within deed; and that deponent, together with _____ signed their names as witnesses thereto.

Sworn to before me this the)
_____ day of _____ 1939) _____

(L.S.)
Notary Public for S.C.