

ABSTRACT OF TITLE

OF

AMY SUMTER

TO

All that lot or parcel of land, situate near the Eastern Boundary of the City of Columbia indicated on a plat attached to a deed executed by Mrs. Arianna I. Willis, Executrix, to Jno. A. Willis, Trustee, as Lot No. 2, said deed being recorded in the office of the R. M. C. for Richland County in Deed Book AC at page 89, said lot being bounded: North by lot of Ellen Gist whereon it runs two hundred seventy-four feet eight inches (274'8") more or less, East by an alleyway whereon it fronts fifty-two feet eight inches (52'8") more or less, South by lot No. \_\_\_ whereon it runs two hundred seventy-four feet eight inches (274'8") more or less, and West by lot of Capt. J. C. B. Smith whereon it runs fifty-one feet four inches (51'4") more or less, said lot containing one-third (1/3) acre, more or less.

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This abstract prepared by Charles I. Dial, Attorney at Law, Columbia, S. C., for the Columbia Housing Authority, and covers the period of 50 years last past.

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From the records of Richland County, I find the chain of title to run as follows:

John C. B. Smith	)	Deed - Fee simple, general warranty.
	)	Dated April 17, 1874.
to	)	Recorded April 25, 1874.
	)	Consideration - \$600.00.
Geo. L. Dial	)	Dower - Renounced.
	)	
J 346.	)	

Conveys all that tract, piece or parcel of land, situate, lying and being in the County of Richland, State aforesaid, containing seven acres and sixteenths of an acre, more or less, and bounded as follows, that is to say: on the North by the Camden Road, East by lands of Mrs. Wade Hampton, South by lands formerly of the estate of Andrew Wallace, and West by lands formerly of the estate of Andrew Wallace.

Proper as to execution and probate.

Estate of )  
George L. Dial. )

Judge of Probate's Office.  
Box # 122-Package 3170.

Will of George L. Dial, dated September 17, 1885, and apparently probated on February 22, 1886, leaves property to his Wife Arianna I. Dial, in trust to divide between herself and his four sons as they each become 23 years of age.

Provides that she shall have a full power and authority to sell any of the real estate. Also provides that if she re-marry she shall be discharged as Executrix.

In fact, Arianna I. Dial did re-marry and became Arianna I. Willis, but apparently no question was raised as to her discharge and her four Sons, all being of age, and being George L. Dial; J. D. Dial; T. Fraser Dial and Richard T. Dial, consented to the granting of the petition and to her discharge as Executrix.

Letters Dismissory granted on November 5, 1904.

Arianna I. Willis, Executrix of Will of Geo. L. Dial  to  John A. Willis, Trustee  AC 89.	) ) ) ) ) ) ) ) ) ) )	Deed - Trust Dated October 29, 1897. Recorded April 22, 1898. Consideration - \$100.00. Dower - Grantor a woman.
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Conveys: (1) First #1, containing 1-3/4 acres, more or less, bounded on the North by lot of Peter Wall, on the East by lands of Hampton, on the Southwest by unknown lands, and on the West by the alleyway above referred to, the same extending North from the Northwest corner of said lot to the Camden Road.

(2) Second, #2, lot bounded North by lot of \_\_\_\_\_, West (East?) by the alley-way aforesaid fronting on that 79/100 of a chain; South by Lot #3, and West by lot of \_\_\_\_\_.

(3) Third, #3, lot bounded North by Lot #2, East by the alley-way aforesaid, South by lot of \_\_\_\_\_, Southwest by lot of \_\_\_\_\_, said lot fronting 75/100 of a chain on said alley-way and running back therefrom 4-12/100 chain.

Note: Deed gives Trustee power to sell or mortgage.  
 Proper as to execution and probate.

Jno. A. Willis, Trustee	)	Deed - Fee simple, general warranty.
	)	Dated October 21, 1899.
to	)	Recorded October 31, 1899.
	)	Consideration - \$100.00.
John Entzminger	)	Dower - Trustee's Deed.
	)	
AD 270.	)	

Conveys all that lot or parcel of land, situate near the Eastern Boundary of the City of Columbia indicated on a plat attached to a deed executed by Mrs. Arianna I. Willis, Execut~~rix~~, to Jno. A. Willis, Trustee, as Lot No. 2, said deed being recorded in the office of the R.M.C. for Richland County in Deed Book AC at page 89, said lot being bounded: North by lot of Ellen Gist whereon it runs two hundred seventy-four feet eight inches (274'8") more or less, East by an alleyway whereon it fronts fifty-two feet eight inches (52'8") more or less, South by Lot No. \_\_\_\_ whereon it runs two hundred seventy-four feet eight inches (274'8") more or less, and West by lot of Capt. J. C. B. Smith whereon it runs fifty-one feet four inches (51'4") more or less, said lot containing one-third (1/3) acre, more or less.

Proper as to execution and probate.

John Entzminger )  
 ) Deed - Fee simple, general warranty.  
 to ) Dated August 21, 1912  
 ) Recorded October 24, 1914.  
 Louisa Entzminger ) Consideration - \$5.00 and love and affection.  
 ) Dower - Recites grantee wife of grantor.  
 )  
 BM 173. )

Conveys same lot described in deed of Jno. A. Willis, Trustee,  
to John Entzminger, Book AD, page 270.

Proper as to execution and probate.

Louisa Lee and Robert Howell	)	Deed - Fee simple, general warranty.
	)	Dated July 2, 1937.
to	)	Recorded July 21, 1937.
Amy Sumter	)	Consideration - \$5.00 and love and affection.
EG 386.	)	Dower - <u>Not renounced.</u>

Recites: "Whereas Louisa Entzminger died intestate seized and possessed of the within below described and leaving as her only heirs at law and distributees Amy Sumter, Louise Lee and Robert Howell".

Conveys all right, title and interest of grantors, the same being a two-thirds (2/3) interest in and to same lot described in deed of John Entzminger to Louisa Entzminger, Book BM, page 173.

Proper as to execution and probate.

MORTGAGES

I find no mortgages of record affecting the title of this property.

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LIENS

I find no lis pendens, mechanic liens, judgments or Federal tax liens affecting the title of this property.

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TAXES

State and County taxes for the years 1929 to 1932 inclusive, are marked paid of record, taxes for the years 1935 to 1938 inclusive, totaling \$69.57 are unpaid.

City taxes for the years 1929 to 1934 inclusive, are marked paid of record. Taxes for the years 1935 to 1938 inclusive, totaling \$39.90 are unpaid.

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OPINION

There is no record which gives the date of the death of Louisa Entzminger and also the deed from Louisa Lee and Robert Howell to Amy Sumter recites that they with Amy Sumter are the sole heirs at law, and distributees, but there is no recital as to the debts of Louisa Entzminger. Also there is no renunciation of dower in the deed. Therefore I am of opinion that Amy Sumter is seized and possessed of a reasonably safe and marketable title, to the property described in the caption of this abstract subject to possible claim of creditors of Louisa Entzminger, and possible outstanding dower rights in favor of the wife of Robert Howell to the lien for taxes herein set forth.

Columbia, S. C.

April 8<sup>th</sup>, 1939

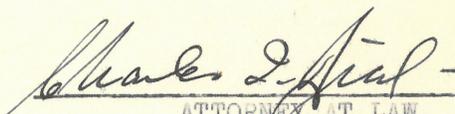
*Charles J. Neal*  
ATTORNEY AT LAW

FINAL OPINION

This is to certify that the mortgage or mortgages, if any, set out in this abstract has or have been satisfied and cancelled of record, and that Amy Sumter has executed and delivered a fee simple, general warranty deed to The Housing Authority of the City of Columbia, S. C., conveying the property described substantially as in the caption of this abstract and said deed is recorded in the office of the Clerk of Court for Richland County, in Deed Book "DA", at page 295; that all taxes for the years 1929-1938 inclusive, are paid of record, and I am of opinion that The Housing Authority of the City of Columbia, S. C., is seized and possessed of a reasonably safe and marketable title to the said premises, subject only to the lien of all taxes for the year 1939.

Columbia, S. C.

October 3<sup>rd</sup>, 1939.

  
\_\_\_\_\_  
ATTORNEY AT LAW.

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**ABSTRACT OF TITLE**

**OF**

AMY SUMTER

**TO**

LOT NUMBER 234

WHITE PROJECT

**PREPARED BY**

CHARLES I. DIAL  
ATTORNEY AT LAW  
COLUMBIA, S. C.