

ABSTRACT OF THE TITLE

OF

MADISON BROWN

TO

All that piece, parcel of land, situate, lying and being in Richland County and State of South Carolina, and containing one-fourth (1/4) of an acre, bounded on the North by Camden Road, East by lands of George L. Dial and west by land of Peter Davis, said parcel of land fronting fifty-two feet (52') on Camden Road and running back two hundred eight feet eight inches (208'8").

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 pasted.

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

John C. B. Smith

to

Geo. L. Dial

J 546.

) DEED-Fee Simple, general warranty.
) Dated-April 17, 1874.
) Recorded-April 25, 1874.
) Consideration-\$600.00.
) Dower-Renounced.
)
)
)

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.

Geo. L. Dial

to

Monroe Singleton and
Elizabeth Singleton

L 9.

) Deed - Fee simple, general warranty.
) Dated February 10, 1877.
) Recorded February 16, 1877.
) Consideration - \$75.00.
) Dower - Renounced.
)
)
)

Conveys all that piece, parcel of land, situate, lying and being in Richland County and State of South Carolina, and containing one-fourth (1/4) of an acre, bounded on the North by Camden Road, East by land of Geo. L. Dial and West by land of Peter Davis, said parcel or land fronting fifty-two feet (52') on Camden Road and running back two hundred eight feet eight inches (208'8").

Proper as to execution and probate.

Will of) Judge of Probate's Office
Isabella Singleton) Box #152 Package #4019.

In the name of God, Amen:

I, Isabella Singleton, of the County and State aforesaid, and widow of the late Monroe Singleton, being of sound and disposing mind and memory, do make, publish and declare this my last Will and Testament -

Whereas my late husband Monroe Singleton borrowed from Madison Brown the sum of Eighty One Dollars and Fifty Cents, with which he purchased the lot on which I now live and it was agreed by and between the said Monroe Singleton, Madison Brown and myself, that he, the said Madison Brown, should have the said lot after our deaths and whereas, the said Madison Brown has complied with his part of the agreement by permitting me to live on said premises, and wishing to carry out said agreement as far as in me lies, I hereby devise all my interest in said lot, situated on the Camden Road, east of the City of Columbia, bounded North by the Camden Road, East by Andrew Thompson, South by Andrew Thompson and Peter Davis, and West by Peter Davis, unto the said Madison Brown and his heirs forever.

And I hereby constitute the said Madison Brown sole Executor of this my last Will and Testament.

Admitted to Probate in Common Form on September 14th., 1896.
No other papers in Package.

MORTGAGES

I find no mortgage of record affecting the title to this property.

* * * * *

LIENS

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

* * * * *

TAXES

State and County taxes for the years 1929-1938 inclusive, are marked paid of record except year 1934 in the amount of \$14.22.

City taxes for the years 1929-1938 inclusive, are marked paid of record, except the years 1933-34-35 totaling \$35.67.

* * * * *

OPINION

It will be noted that Madison Brown derives title to the property under the Will of Isabella Singleton, whereas the property was originally conveyed in 1877 by George L. Dial to Monroe and Elizabeth Singleton. Due to the recital in the Will of Isabella Singleton, I am of opinion that she is the same person as Elizabeth Singleton, and also due to the fact that Madison Brown has held the property for the past 43 years, I am of opinion that Madison Brown has a reasonably safe and marketable title to the property described in the caption of this abstract, subject only to the lien of taxes hereinabove set forth.

Columbia, S. C.

April 8th, 1939.

Charles L. Dial
ATTORNEY AT LAW

STATE OF SOUTH CAROLINA

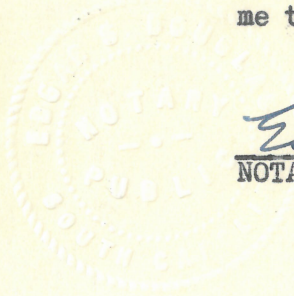
COUNTY OF RICHLAND

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)
)
AFFIDAVIT.

Personally appeared before me Walter E. Brown, who being duly sworn, deposes and says that he is the son of Madison Brown and is 43 years of age and he knows of his own knowledge that Madison Brown has been in possession of the one-fourth ($\frac{1}{4}$) of an acre of land on south side of the Old Camden Road for 50 years.

Sworn to and subscribed before
me this 9th day of August 1939.

Walter E Brown


Edgar Douglas
NOTARY PUBLIC IN AND FOR S.C.

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

PERSONALLY appeared before me Walter E. Brown,
who being duly sworn, deposes and says, that he is the son of
Madison Brown and that the wife of Madison Brown died some years
ago and he is a single man.

Walter E. Brown

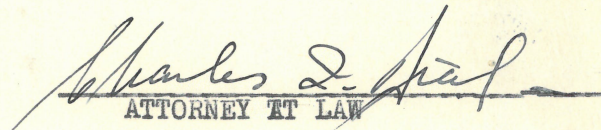
Sworn to and subscribed before

me this 6th day of September 1939.

R.H. Robinson (L.S.)
NOTARY PUBLIC IN AND FOR S.C.

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 Madison Brown 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 "EQ" at page 238 ; 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.


ATTORNEY AT LAW

Columbia, S. C.

September 14, 1939.

ABSTRACT OF TITLE

OF

MADISON BROWN

TO

LOT NUMBER 16

WHITE PROJECT

PREPARED BY

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

Note to Miss Robinson:

Madison Brown is the record owner of this property but I understand that he lives in New York and his son Walter C. Brown, a negro barber in John Cornwell's Barber Shop, home address 2327 Washington St., pays the taxes.