

ABSTRACT OF TITLE

OF

LILLIE B. PORTEE

TO

LOT NUMBER ~~38~~ 40

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF TITLE

OF

LILLIE B. PORTEE

TO

All that certain lot, piece or parcel of land, situate, lying and being in the County of Richland, in what is known as Waverly, the same being bounded as follows, to-wit: On the North by lands of Columbia Real Estate and Insurance Agency and Lillian D. Joseph whereon it runs ninety-seven feet four inches (97'4") more or less, on the East by an alleyway leading from the Camden Road to land of Madam Popal, whereon it fronts and runs forty feet (40') more or less; on the South by lands of same Madam Popal whereon it runs ninety-seven feet four inches (97'4") more or less, and on the West by the lands of Minnie Campbell, Trustee, whereon it runs forty feet (40') more or less.

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.

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

2

John C. B. Smith)
)
 to)
)
Geo. L. Dial)
)
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.

Geo. L. Dial	)	Deed - Fee simple, No warranty.
	)	Dated November 26, 1884.
to	)	Recorded June 2, 1890.
	)	Consideration - \$125.00.
Robert H. Brazell	)	Dower - Renounced.
)	
T 552.)	

Conveys all that lot, piece or parcel of land in Richland County, State aforesaid, situate on the Camden Road, East of the City of Columbia, S. C., fronting on said Camden Road one hundred four feet four inches (104'4") and running back in a Southerly direction two hundred eight feet eight inches (208'8"). Land contains one-half (1/2) acre, bounded on the North by Camden Road and fronting thereon one hundred four feet four inches (104'4"), bounded on the East by Wade Hampton two hundred eight feet eight inches (208'8"), bounded on the South by land of G. L. Dial one hundred four feet four inches (104'4"), on the West by land of Minnie Campbell, Trustee, two hundred eight feet eight inches (208'8").

Proper as to execution and probate.

Robt. H. Brazell	)	Deed - Fee simple, general warranty.
	)	Dated May 17, 1906.
to	)	Recorded May 21, 1906.
Lena B. Thornton	)	Consideration - \$1600.00.
	)	Dower - Renounced.
AO 116.)	

Conveys all that lot of land, with improvements thereon, East of the City of Columbia, in the County of Richland, State aforesaid, situate on the South side of the Camden Road and fronting thereon ninety-seven feet four inches (97'4") and running back in a Southerly direction one hundred seventy-two feet eight inches (172'8") and bounded North by the Camden Road; East by Hampton, being separated therefrom by an alley seven feet (7') in width; South by Popleau, and West by Minnie Campbell, Trustee, said premises being the Northern part of the lot of land conveyed to me by Geo. L. Dial by Deed dated November 26, 1884, and recorded in Book T, page 552.

Proper as to execution and probate.

Hampton Jacobs

to

Columbia Real Estate & Ins. Agency

BH 572.

) Deed - Fee simple, general warranty.
) Dated January 17, 1914.
) Recorded January 23, 1914.
) Consideration - \$5.00 and other
) valuable consideration.
) Dower - Renounced.

Conveys Inter alia; same lot described in deed of Lena B. Thornton to Hampton Jacobs, Book AO, page 417.

Proper as to execution, but witness ~~did~~ did not sign probate.

immaterial

Columbia Real Estate & Ins. Agency	)	Deed - Fee simple, general warranty.
to	)	Dated April 11, 1914.
	)	Recorded April 11, 1914.
Herbert Portee and Lillie B. Portee	)	Consideration - \$5.00 and other
	)	valuable consideration.
BF 214.	)	Dower - Grantor a corporation.

Conveys all that certain lot, piece or parcel of land, situate, lying and being in the County of Richland, in what is known as Waverley, the same being bounded as follows, to-wit: On the North by lands of Columbia Real Estate & Ins. Agency and Lillian D. Joseph whereon it runs ninety-seven feet four inches (97'4") more or less, on the East by an alleyway leading from the Camden Road to land of Madam Popal, whereon it fronts and runs forty feet (40') more or less; on the South by lands of sand Madam Popal whereon it runs ninety-seven feet four inches (97'4") more or less, and on the West by the lands of Minnie Campbell, Trustee, whereon it runs forty feet (40') more or less, being a part of the premises heretofore conveyed to this grantor by Hampton Jacobs.

Proper as to execution and probate.

Herbert Portee	)	Deed - Fee simple, general warranty.
	)	Dated June 5, 1923.
to	)	Recorded June 14, 1923.
Lillie B. Portee	)	Consideration - \$5.00 and other valuable
	)	consideration.
CK 45L.	)	Dower - <u>Not renounced.</u>
)	

Conveys all right, title and interest, the same being an undivided one-half (1/2) interest of grantor in and to the same lot described in deed of Columbia Real Estate & Ins. Agency to Herbert Portee and Lillie B. Portee, Book BF, page 214.

Proper as to execution and probate.

MORTGAGES

I find no mortgages 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 to 1938 inclusive, are marked paid of record.

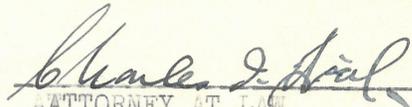
City taxes for the years 1929 to 1932 inclusive, and for the years 1936 to 1938 inclusive, are marked paid of record. Taxes for the years 1933 to 1935 totaling \$27.51 are unpaid.

OPINION

Subject to the defective probate^{on} the deed from Hampton Jacobs to Columbia Real Estate and Insurance Agency, and subject to the unrenounced dower in the deed of Herbert Portee to Lillie B. Portee, I am of opinion that Lillie B. Portee is seized and possessed of a reasonably safe and marketable title to the property described in the caption of this abstract, when the lien of the taxes above set forth has been discharged.

Columbia, S. C.

April 10th, 1939.


ATTORNEY AT LAW

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND.)

AFFIDAVIT.

Personally appeared before me Walter E. Brown, who being duly sworn, deposes and says that he knew Herbert Portee and Lillie B. Portee and that during the year 1923 they were husband and wife.

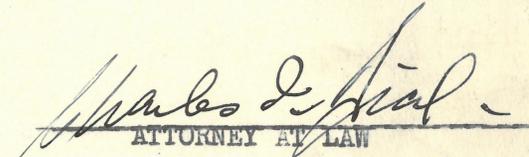
Walter E. Brown

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

Edgar Douglas
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 Lillie B. Portee 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 "EQ253" at page 253; 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 20, 1939.