

Seller's Name Rechael Taggart, et al
Parcel # 42
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 #42 - SC-2-1 - #1416 Dial Street

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 _____
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 Rachael Taggart, et al City Columbia
 Address of grantor _____ Parcel No. 42
 Date of closing Oct. 16, 1939 Block No. _____
 Purchase price (Code 25), \$ 1100.00 Street and No. 1416 Dial Street

DISTRIBUTION OF PURCHASE PRICE		(State name of party entitled to proceeds of each check)	
CODE	Name of Mortgagee / Name of Payee	PRINCIPAL	INTEREST
MORTGAGES:			
(01)	(1st) _____	\$ _____	\$ _____
(02)	(2d) <u>NONE</u>		
(03)	(Other) _____		
TAXES—(Totals):			
(04)	City _____	\$ _____	\$ _____
(05)	County _____		
(06)	State <u>NONE</u>		
(07)	School _____		
(08)			
SPECIAL ASSESSMENTS:			
(09)	Name of Payee _____		Purpose _____
(10)	<u>NONE</u>		
(11)			
WATER RENTS:			
(12)	Name of Payee _____		Year _____
(13)	<u>NONE</u>		
JUDGMENTS (style and docket No.):			
(14)	Name of Payee _____		
(15)	<u>Condemned - Lands of Rachael Taggart, et al</u>		\$ <u>1100.00</u>
(16)			
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:			
(17)	Name of Payee _____		Purpose _____
(18)			
REVENUE STAMPS:			
(19)			\$ _____
RECORDING FEES:			
(20)			\$ _____
WITHHELD FOR TAXES OR OTHER PURPOSES:			
(21)	Name of Payee _____		Purpose _____
(22)			\$ _____
(23)	TOTAL (items (01) to (22) inclusive)		\$ _____
(24)	EQUITY PAYABLE TO OWNER		\$ _____
(25)	TOTAL PURCHASE PRICE		\$ <u>1100.00</u>

Robinson & Robinson
 By Alise Robinson
 (Authorized representative)

(Name of local authority)

REAL ESTATE TAXES DETAIL RECORD

CITY TAXES (Code 04)	DELINQUENT				
	CURRENT	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)	DELINQUENT				
	CURRENT	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)	DELINQUENT				
	CURRENT	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)	DELINQUENT				
	CURRENT	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)	DELINQUENT				
	CURRENT	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.

CITY Columbia, S. C.

PROJECT SC-2-1

Address 1416 -(1414) Dials Alley

Parcel No. 40 42

No. of Buildings One

Lot No. _____ Block No. _____

Zoning Commercial

Dimensions 52x208

Use Residential
(If special purpose explain in "Remarks")

Area Sq. Ft. 10,750

REMARKS: _____

	<u>DATE</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
APPRAISAL -	19 <u>39</u>	\$ <u>780.00</u>	\$ <u>200.00</u>	\$ <u>980.00</u>
Assessment -	19 <u>38</u>	\$ <u>100.00</u>	\$ <u>50.00</u>	\$ <u>150.00</u>
Tax Appeal -	19 _____	\$ _____	\$ _____	\$ _____
Monthly Rental-\$	_____	_____	_____	_____

REMARKS: Lot fronts on both Dials Alley and House Street.
Could be subdivided into two parcels.

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 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. Grew Address Columbia, S.C.
John C. Smith Columbia, S.C.

DATE: Jan. 30, 1939

32
15
265
795

CITY Columbia, S. C.

PROJECT SC-2-1

Parcel No. 40 42

Address 1416 (1414) Dials Alley

Occupied by Owner: Yes No

DESCRIPTION OF IMPROVEMENTS

- | | |
|---|---|
| 1. No. of Stories <u>1</u> | 7. Construction <u>Weatherboard and Scrap plank</u> |
| 2. Cellar <u>None</u> | 8. Foundation <u>Brick Piers</u> |
| 3. No. of Rooms <u>6</u> | 9. Heat <u>Fireplaces</u> |
| 4. Condition: G F P <input checked="" type="checkbox"/> | 10. Light <u>None</u> |
| 5. Age <u>Est. 50 to 60 yrs.</u> | 11. Plumbing <u>Toil. & Sink Bath None</u> |
| 6. Vacancies <u>Occupied by owner</u> | 12. Garage <u>None</u> |
| | 13. Other Bldgs. <u>None of value</u> |

REMARKS: The main portion of house appears to be about 60 years old and was relocated to this site. Its habitability is extremely doubtful. Subsequent to its relocation various haphazard additions mostly of scrap material have been made.

APPRAISAL: \$ 200.00



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 S. C. 2-1

LEGAL DESCRIPTION (Parcel No. 40)

(As furnished by Records of Richland County)

All that lot or parcel of land, situate in said County and State near the Eastern limits of said City, containing one-fourth (1/4) acre, bounded North by lots of Ben Brasell, Minnie Campbell and Elvira Moore, East by land of Wade Hampton, South by my land, and West by an alley way twelve feet (12') wide leading from my land to the Camden Road; said lot measuring fifty-two feet (52') on its Eastern and Western boundaries; also the right of way over said alleyway for all purpose of ingress or egress to and from the lot above described in common with the owners of all other lots butting on said alleyway that I have sold or may hereafter sell.