

Seller's Name Chas. and Mattie Johnson
Parcel # 36
SC-2- 1
Date Sept. 19, 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 #36 - SC-2-1 - #2472 Forest Drive

subject only to the following liens, encumbrances or objections:

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| (1) Mortgage to Home Owners Loan Corporation | \$ 895.47 |
| (2) Mortgage to Standard Bldg. & Loan Assoc. | 131.00 |
| (3) State, County and City taxes for 1939 | |

(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:

The purchaser's pro-rata portion of 1939 State, County and City taxes, as provided in option agreement

(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 Allice Robinson
Attorneys

REAL ESTATE SETTLEMENT RECORD

Development No. _____		State <u>38</u>	
Name of grantor <u>Chas Johnson & Mallie Johnson</u>		City <u>36</u>	
Address of grantor <u>California St</u>		Parcel No. <u>36</u>	
Date of closing <u>Sept 19 1939</u>		Block No. _____	
Purchase price (Code 25), \$ <u>2600.00</u>		Street and No. <u>2422 Laurel Avenue</u>	

Code		DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)		CITY TAXES (Code 04)	
				PRINCIPAL	INTEREST
MORTGAGES:		Name of Mortgagee		AMOUNTS PAID	
(01)	(1st)	Home Owners Loan Corp.		\$	\$ 895.47
(02)	(2d)	Standard Bldg & Loan Assn		\$	739.00
(03)	(Other)				
TAXES—(Totals):		Name of Payee		CURRENT*	DELINQUENT*
(04)	City	City Treas		\$ 11.86	\$ 4.86
(05)	County	{ County Treas		14.33	14.33
(06)	State	}			
(07)	School				
(08)				26.19	
SPECIAL ASSESSMENTS:		Name of Payee		Purpose	
(09)		none			
(10)					
(11)					
WATER RENTS:		Name of Payee		Year	
(12)		none			
(13)					
JUDGMENTS (style and docket No.):		Name of Payee			
(14)		none			
(15)					
(16)					
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:		Name of Payee		Purpose	
(17)		none			
(18)					
REVENUE STAMPS:		7cd 3.00 3t 6.00		9.00	
(19)					
RECORDING FEES:		salvation of mortgages		1.00	
(20)					
WITHHELD FOR TAXES OR OTHER PURPOSES:		Name of Payee		Purpose	
(21)					
(22)					
(23)	TOTAL (items (01) to (22) inclusive)			\$ 1062.66	
(24)	EQUITY PAYABLE TO OWNER			\$ 1537.34	
(25)	TOTAL PURCHASE PRICE			\$ 2600.00	

(Name of local authority)		By _____	(Authorized representative)
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REAL ESTATE TAX DETAIL RECORD

CITY TAXES (Code 04)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		200				
Assessed value of improvements		300				
TOTAL ASSESSED VALUE		500				
Tax rate (per M of value)		33				
Total tax levy		16.50				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		16.50				
Less sum paid on account						
Net amount paid at settlement						
TOTAL		CURRENT 16.50	DELINQUENT			

COUNTY TAXES (Code 05)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		200				
Assessed value of improvements		300				
TOTAL ASSESSED VALUE		500				
Tax rate (per M of value)		11.5				
Total tax levy		5.75				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		5.75				
Less sum paid on account						
Net amount paid at settlement						
TOTAL		CURRENT 5.75	DELINQUENT			

STATE TAXES (Code 06)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		200				
Assessed value of improvements		300				
TOTAL ASSESSED VALUE		500				
Tax rate (per M of value)		3				
Total tax levy		1.50				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		1.50				
Less sum paid on account						
Net amount paid at settlement						
TOTAL		CURRENT 1.50	DELINQUENT			

SCHOOL TAXES (Code 07)		CURRENT	DELINQUENT			
		1939	19	19	19	19
Assessed value of land		200				
Assessed value of improvements		300				
TOTAL ASSESSED VALUE		500				
Tax rate (per M of value)		25.5				
Total tax levy		12.75				
Additional levy for penalties						
TOTAL FOR ALL LEVIES		12.75				
Less sum paid on account						
Net amount paid at settlement						
TOTAL		CURRENT 12.75	DELINQUENT			

(Code 08)		CURRENT	DELINQUENT			
		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			