
ABSTRACT OF TITLE

OF

S. ALICE HICKSON

TO

Lots Nos. 1 and 8, White
Section.

ROBINSON & ROBINSON
907 CENTRAL UNION BUILDING
COLUMBIA, S. C.

ABSTRACT OF TITLE

OF

S. ALICE HICKSON

TO

(a) All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being on the South side of Taylor Street, in the City of Columbia, County of Richland, State of South Carolina, known and designated as lot No. 1 on a plat of the property of Dr. John Wallace made by A. Y. Lee, dated January 1870, recorded in Deed Book "J", at page 405. Said lot fronting and measuring on Taylor Street 218', being bounded on the East by lot No. 2, along which it measures 354', on the South by lot No. 6, below described, whereon it measures 109', and on the West by an alley running in a Southeasterly direction from Taylor Street, along which it measures 433'.

(b) All that piece, parcel or lot of land, together with the improvements thereon, situate, lying and being on an alley running in a southeasterly direction from Taylor Street, in the City of Columbia, County of Richland, State of South Carolina, known and designated as lot No. 6 on plat of the property of Dr. John Wallace, referred to in (a) above; this lot being bounded on the West by said alley, measuring thereon 204', on the North by lots Nos. 1, 2 and 3, along which it measures 326', on the East by lot No. 4 belonging to the Smith estate, whereon it measures 168', more or less, and on the South by lots Nos. 7 and 8, along which it measures 208'.

(c) All that piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the City of Columbia, County of Richland, State of South Carolina, being a part of lot No. 8 as shown on plat of property of Dr. John Wallace, referred to above, containing one-fourth of an acre, more or less, bounded on the North by lots Nos. 4 and 6, on the East by an alley, on the South by lot of D. B. Belton, and on the West by lot of Mary Pogue.

This abstract is prepared by James F. Dreher, Attorney for the Columbia Housing Authority to which the above described property has been offered for purchase.

Lots Nos. 1 and 8, White Section.

I. Lucy Brown	)	FSGW deed dated Nov. 30, 1885,
	)	Recorded Dec. 17, 1885,
-to-	)	Deed Book "Q", page 454.
	)	Properly executed and probated.
James L. Thompson.	)	Consideration \$185.00.

Conveys all that tract of land situated near the Eastern boundary of the City of Columbia on an alley running South from the Camden Road (now Forest Drive) being a lot of land conveyed by William Wallace, Trustee, March 8, 1870, and described as Lot No. 6 on a plat of the property of William Wallace, recorded in Deed Book "J", page 405, containing one acre; bounded on the North by lots Nos. 1, 2 and 3, whereon it measures 326 feet; East by lot No. 4 whereon it measures 168 feet; South by lots Nos. 7 and 8, whereon it measures 208 feet, and West by an alley.

II. Celia R. Thompson	)	FSGW deed dated July 2, 1884,
	)	Recorded August 4, 1884,
-to-	)	Deed Book "Q", page 155.
	)	Properly executed and probated.
Jas. L. Thompson.	)	Consideration \$1000.00.

Conveys all that lot of land in the County of Richland, State of South Carolina East of Columbia, on the South side of the Camden Road, being the Eastern half of a lot of land conveyed to Charles Brown by William Wallace, Trustee, described as Lot No. 1, containing 1.2 acres, the said Eastern half containing 6/10 of an acre, fronting and bounded on the North by the Camden Road, whereon it measures 109.5 feet; East by lot No. 2 whereon it measures 354 feet; South by lot No. 6 whereon it measures 54.5 feet; and West by remaining portion of Lot No. 1.

VI. The Columbia Land & Investment Company,)	
)	
-vs-	)	Judgment Roll 6039.
Malinda Thompson.)	

Summons and complaint filed September 3, 1892; Lis Pendens filed September 26, 1892. This was an action to foreclose the mortgage set out above. The defendant was properly served and defaulted. The matter was referred to the Master by order dated September 26, 1892. Judgment of foreclosure was signed by Judge W. H. Wallace Oct. 27, 1892. The report on sales shows the sale to the Columbia Land & Investment Company and the assignment of its bid to Malinda Thompson. This sale was confirmed by order of Judge I. H. Hudson November 6, 1893.

VII. John T. Seibels, Master for Richland County	)	Master's deed dated July 29, 1893
	)	Recorded August 3, 1893,
-to-	)	Deed Book "Y", page 325.
	)	Properly executed and probated.
Mrs. Malinda Thompson.	)	Consideration \$200.00.

Sets out the proceedings in the case of Columbia Land & Investment Company vs. Thompson and conveys lot No. 6.

VIII. John T. Seibels, Master for Richland County	)	Master's deed dated July 29, 1893,
	)	Recorded August 3, 1893,
-to-	)	Deed Book "Y", page 324.
	)	Properly executed and probated.
Mrs. Malinda Thompson.	)	Consideration \$170.00.

Sets out the proceedings in the case of Columbia Land & Investment Company vs. Thompson and conveys lots Nos. 7 and 8.

We will now trace the title of Malinda Thompson to the Western half of lot No. 1.

IX. M. G. Thompson, Execu-)	FSGW deed dated March 23, 1897,
tor of the estate of)	Recorded March 26, 1897,
Lucy Brown,)	Deed Book "AA", page 312.
-to-)	Properly executed and probated.
Malinda Thompson,)	Consideration \$650.00.

This deed sets out that the executor had the power of sale under the will and conveys all that lot of land near the Eastern limits of the City of Columbia on the Camden Road, being the Western half of a lot of land conveyed to Charles Brown by William Wallace, Trustee, and designated therein as tract No. 1, containing 1.2 acres, the said Western half containing 6/10 of an acre. Bounded on the North by the Camden Road, fronting thereon 109-1/2 feet; East by the Eastern half of lot No. 1; South by lot No. 6, whereon it measures 54-1.2 feet, and West by land formerly of Gibbes, measuring thereon 433 feet.

X. Malinda Thompson)	FSGW deed dated May 31, 1899,
-to-)	Recorded June 21, 1899,
Daniel Miles.)	Deed Book "AD", page 118.
)	Properly executed, witnessed and
)	probated. No dower necessary.
)	Consideration \$400.00.

Conveys: All that piece, parcel or lot of land near the Eastern limits of the City of Columbia, in Richland County, containing one acre, more or less, and being the whole of lot No. 7 and the Western portion of lot No. 8 on a plat made by Alex Y. Lee, C.E., in January 1870 for Dr. John Wallace and recorded June 23, 1874 in Book "J" of Deeds, page 405, in the office of the R.M.C. for said County. Begin-

ning on the Southern line of Lot No. 8 at a point and running therewith and with the Southern line of No. 7, 117-1/2 feet to the South-west corner of No. 7; thence with the Western line of No. 7 to the North-west corner thereof 326 feet; thence with the Northern line of No. 7 and with the Northern line of No. 8, 218 feet, 9 inches, to a point on said line; thence in a Southerly direction 308 feet, 4 inches to the beginning point.

XI. Malinda Thompson	)	FSGW deed dated July 5, 1899,
	)	Recorded July 15, 1899,
-to-	)	Deed Book "AD", page 139.
	)	Properly executed, witnessed and
Hezekiah C. Smith.	)	probated. No dower necessary.
	)	Consideration \$400.00.

Conveys: All that piece, parcel or lot of land near the Eastern limits of the City of Columbia, in Richland County, containing three-fourths of an acre and being the Eastern portion of lot No. 8 on a plat made by Alex Y. Lee, C.E., for Dr. John Wallace in January 1870, recorded in Book of Deeds "J", page 405, on June 23, 1874, in the office of the R.M.C. for said County; beginning at a point on the Southern line of said lot 70 feet, 6 inches West of the South-east corner of said lot and running to said corner; thence with the line dividing No. 8 from No. 9 and extending thereon 309 feet to the North-east corner of said No. 8; thence with the line dividing No. 8 from No. 4 and extending thereon 131 feet, 3 inches to a point; thence in a southerly direction 308 feet, 4 inches, to the beginning corner.

between said lots 8 and 9 one hundred (100) feet; thence West 35 feet; thence South 100 feet to Washington Street; thence East 35 feet to the beginning corner on Washington Street.

XV. W. A. Smith	)	FSGW deed dated Sept. 28, 19 _____
-to-	)	Recorded Feb. 25, 1903.
	)	Deed Book AH", page 251.
Hercules Smith, Jr.	)	Properly executed, witnessed and
	)	probated. Dower properly renoun-
	)	ced by Amanda Smith.
	)	Consideration \$600.00.

Conveys: All that piece, parcel or lot of land, situate, lying and being at the Eastern limits of the City of Columbia, in Richland County, in the State aforesaid, containing the following dimensions: Beginning at a point and running 209 feet, more or less; thence 131 feet East; thence 208 feet South; thence 88 feet West, and being a portion of Lot No. 8 on a plat made by Alex Y. Lee, C.E., for Dr. John Wallace in the month of January, 1870, and recorded in Deed Book "J", page 405, on June 23, 1874, in the office of the R.M.C. for said County, and being a portion of the self same lot conveyed to me by H. C. Smith of the City of Columbia, on the 15th day of February, 1900.

NOTE: It is impossible to state what property this deed purports to convey but in the opinion of the abstractor any title that the grantee might have taken to any of the land in the Eastern portion of Lot No. 8 on the Wallace plat is foreclosed by the judicial proceeding next abstracted.

whole of the lot mortgaged to plaintiff to the defendant W. A. Smith, who assumed the mortgage debt. Further, that W. A. Smith thereafter conveyed a portion of the lot conveyed to him to Hercules Smith, who assumed the mortgage debt.

Decree for foreclosure was signed by Judge J. C. Klugh and entered February 25, 1903. The report of the Master was confirmed judicially and judgment given for the plaintiff against Hezekiah C. Smith, W. A. Smith and Hercules Smith for \$633.29, and for the defendant C. O. Brown against Hezekiah C. Smith for \$37.37. The property was ordered sold unless such amount be paid, and the proceeds be disbursed in the customary manner. The order further provided: "It is further ordered that the Master divide the aforesaid lot into two or more lots, putting the lot described in the deed of Hezekiah C. Smith to C. O. Brown (as shown in the Master's report) into one lot and that he sell the lots separately.

"It is further ordered that the said deed of Hezekiah C. Smith to C. O. Brown be delivered to the Clerk of Court for Richland County for cancellation and that said Clerk cancel the same of record."

The Master's report on sales and disbursements of April 30, 1903, shows sale of the property to Daniel A. Pierce, the Master noting that the property had been sold in two lots as ordered by the Court, but since one person had bought both lots, the conveyance was made in one deed. The purchase price was shown to be \$590.00 and that disbursements of that purchase price had been properly made.

An order of Judge Klugh of April 30, 1903, confirmed the Master's report on sales and disbursements.

NOTE: Although the deed from Hezekiah C. Smith to C.O. Brown is not cancelled on the record, the foreclosure proceeding just abstracted is, in the opinion of the abstractor, of all titles and interests passed by the conveyances abstracted as XIII, XIV and XV.

XVII. John S. Verner, Master)
for Richland County)
-to-,)
D. A. Pierce.)
Master's deed in fee simple,
Dated March 2, 1903,
Recorded April 3, 1903,
Deed Book "AB", page 473.
Properly executed, witnessed
and probated. No dower neces-
sary. Consideration \$590.00.

Conveys the property described in XI. above.

XVIII. D.A. Pierce)
-to-)
J. L. Thompson.)
FSGW deed dated Sept. 28, 1904,
Recorded July 30, 1907.
Deed "AQ", page 536.
Properly executed, witnessed
and probated. Dower properly
renounced by Agnes B. Pierce.
Consideration \$600.00.

Conveys the property described in XI. above.

XIX. In re)
Estate of)
James L. Thompson.)
Box 192, Package 6018.

The petition for letters sets out that Jas. L. Thompson died intestate Dec. 18, 1911, leaving as his sole heirs at law his children Syrene E. Benjamin, Melissa E. Thompson, Wesley H. Thompson, S. Alice Thompson, W. Francis Thompson and Annie E. Weaver. Letters of administration were issued to Melissa E. Thompson January 25, 1912. Letters dismissory were issued August 8, 1913.

NOTE: We see from the heirs-at-law listed that James L. Thompson's wife, Malinda Thompson, had predeceased him. From the testimony in the case of Weaver v. Coppin, et al, it appears that she had died intestate during the year 1910.

XX. Wesley H. Thompson)
)
 -to-)
)
 Syrene E. Benjamin, Melissa)
 E. Thompson, S. Alice Hick-)
 son, W. Francis Thompson)
 and A. Elise Weaver.)

FSGW deed dated June 9, 1913,
Recorded June 10, 1913,
Deed Book "BG", page 201,
Properly executed and pro-
bated. Consideration
\$2000.00. Dower renounced by
Ellie L. Thompson.

Conveys all the right, title and interest of the grantor in the premises described in the caption.

XXI. In re:)
)
 Estate of)
)
 Syrene E. Benjamin.)

Box 374, Package 11027

The deceased died testate and her will was admitted to probate in the Orphans Court for the City and County of Philadelphia, Pa. Wm. F. Thompson was appointed Executor November 23, 1929. An exemplified copy of the appointment and of the will was filed in the office of the Probate Court for Richland County January 26, 1931. The will was dated Oct. 15, 1929 and the pertinent portions thereof read: "My property on the Barhamville Road and my share in the Thompson estate I give to my sister Alice Hickson."

XXII. Elise Thompson Weaver)
 and Wm. Frances Thomp-)
 son, x)
)
 -vs-)
)
 Dr. M. E. Thompson Coppin,)
 Mrs. S. A. Hickson and)
 J. E. Hatchell.)

Judgemnt Roll 26071.

This was an action for the partition of the property described in the caption. The testimony showed that the plaintiffs and the defendants, with the exception of Hatchell, owned the property as tenants in common, being the heirs of James

and Malinda Thompson, the grantees of W. H. Thompson and the devisees of Syrene Benjamin. Summons and complaint were filed May 4, 1939. The defendants, Coppin and Hickson, in their answer set up that they were the owners of a mortgage on the interest of Wm. Francis Thompson and joined in the prayer of the complaint for a partition of the property. The matter was referred to the Master by order dated March 31, 1931. The decree of Judge G. Duncan Bellinger of May 21, 1938 ordered the property sold at public sale. The report on sales shows sale to S. Alice Hickson for \$6100.00.

XXIII. Harry M. Lightsey,	)	Master's deed dated July 25,
Master for Richland	)	1938, recorded July 25, 1938,
County,	)	Deed Book "DV", page 535.
	)	Properly executed and probated.
-to-	)	Consideration \$6100.00.
)	
S. Alice Hickson.)	

Conveys the property described in the caption.

MORTGAGES

1. S. Alice Hickson	)	Mortgage dated July 25, 1938,
	)	Recorded July 25, 1938, Mortgage
-to-	)	Book "HU", page 94,
	)	Properly executed and probated.
W. E. McNulty and W.E.	)	Debt \$2500.00.
McNulty, Jr., as Execu-)	
tors of the estate of)	
Ella M. Guimarin, Decd.)	

Covers the property described in the caption.

*Fully satisfied
of record
Aug. 28, 1939*

TAXES

All taxes for the past ten years on this property have been paid with the exception of State and County taxes for the year 1938, which amount to \$66.13.

OPINION

As far as the records and indices of Richland County show, we are of the opinion that S. Alice Hickson has a good fee simple marketable title to the premises described in the caption of this abstract, subject only to the mortgage set out above and State and County taxes for 1938.

Alice Robinson
Attorney.

August 23, 1939.

SUPPLEMENTAL REPORT

The following link has been added to the chain of title included in the original abstract of the property of Alice Hickson:

XXIV. S. Alice Hickson	)	FSGW deed dated Aug. 26, 1939
	)	Recorded August 26, 1939
-to-	)	Deed Book "EQ", page 195.
	)	Properly executed, witnessed
The Housing Authority of	)	and probated.
the City of Columbia, S.C.	)	Consideration \$5.00 and
	)	other valuable consideration.

Conveys the property described in the caption of the original abstract.

The mortgage set out in the original abstract, given by S. Alice Hickson to W. E. McNulty and W. E. McNulty, Jr., as executors of the estate of Ella M. Guimarin, deceased, recorded in Mortgage Book "HW", page 94, has been properly satisfied of record as of August 28, 1939.

The 1938 State and County Taxes reported in the original abstract as having been unpaid, have been paid of record.

SUPPLEMENTAL OPINION

So far as the records and indices of Richland County show, we are of the opinion that the Housing Authority of the City of Columbia, S.C. has a good, fee simple, marketable title to the premises described in the caption of the original abstract.

October 14 1939.

James F. Decker
Attorney at Law.