
ABSTRACT OF TITLE
OF
MANDLEBERT B. WILLIAMS
TO
Lot No. 10, White section

James E. Dreher, Atty.,
Columbia, S.C.

ABSTRACT OF TITLE

OF

MANDLEBIRT B. WILLIAMS

TO

A. All that lot, piece or parcel of land, situate, lying and being near the Eastern limits of the City of Columbia, in the State of South Carolina, County of Richland, being a portion of lots Nos. 7 and 8 on a plat of the land of Dr. John Wallace made by A. Y. Lee, Surveyor, in January, 1870, and recorded in the office of the Clerk of Court for Richland County on the 23rd day of June 1874 in Deed Book "J", page 405, the lot herein conveyed beginning at the South-west corner of Lot No. 7 and running North-westwardly along the line of lot No. 7 154 feet; thence running Easterly 122 feet, more or less along its Northern boundary; thence in a South-erly direction 154 feet along its Eastern boundary; thence in a Westerly direction along its Southern boundary; thence in a Westerly direction along its Southern boundary 117 feet, 6 inches to the point of beginning. The lot herein conveyed is bounded on the North by lands formerly of Daniel Miles; on the East by lot hereinafter described; on the South by a street separating it from lot No. 12 on the plat of the land of Dr. John Wallace, and on the West by a roadway.

B. All that lot of land in Richland County, East of Columbia, in the suburb known as Liberty Hill, on the Northern side of the extension of Washington Street, containing one-fourth of an acre, more or less, being irregular in shape and measuring on its Northern boundary 81 feet; on its Eastern boundary 135 feet; on its Southern boundary 60 feet, 6 inches, and on its Western boundary 125 feet. Bounded North by lot of Belton; East by a 10 foot alleyway on said lot; South by Washington Street extended, and West by lot above described.

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.

Lot No.10, White Section

III. Emma McCoy	)	FSGW deed dated April 23, 1889,
-to-	)	Recorded May 2, 1890,
The Columbia Land & Investment Company.	)	Deed Book "T", page 539.
	)	Properly executed, witnessed and probated. No dower necessary.
	)	Consideration \$300.00.

Conveys: All that lot, or parcel of land situated in Richland County, State of South Carolina, near the Eastern limits of the City of Columbia, containing 1-81/100 acres, being designated as Lots Nos. 7 and 8 on plat made by A. Y. Lee, C.E., recorded in the office of the R.M.C. for Richland County in Book "J" of Deeds, page 405. Bounded on the North by lots designated on said plat as Nos. 4, 5 and 6; on the South by road separating it from Lot No. 12 on said plat; on the East by lot No. 9 on said plat and on the West by a road separating the lot hereby conveyed from lands late of D. B. Miller, now of W. A. Holmes.

IV. Columbia Land & Investment Company	)	FSGW deed dated April 30, 1890,
-to-	)	Recorded May 26, 1890.
Malinda Thompson.	)	Deed Book "U", page 256,
	)	Properly executed (see note), witnessed and probated.
	)	No dower necessary.
	)	Consideration \$450.00.

Conveys the property described in III. above.

NOTE: Executed by Geo. W. Parker, President, and George H. Huggins, Secretary.

V. Malinda Thompson	)	Mortgage dated April 30, 1890,
	)	Recorded May 2, 1890.
-to-	)	Mortgage Book "Z", page 193.
	)	Properly executed, witnessed and
Columbia Land & Invest-	)	probated. No dower necessary.
ment Company.	)	Secures indebtedness of \$450.00,
	)	due one year after date with
	)	interest at 8%.

Covers, inter alia, the property described in III.above.

VI. Columbia Land & Invest-)	
ment Company)	
)	
-vs-	)	Judgment Roll No.6039.
)	
Malinda Thompson.)	

The summons and complaint in this action were filed Sept. 3, 1892 and in the usual allegations asked foreclosure of the mortgage abstracted as V. above. There is an affidavit of service on the same date. Lis Pendens was duly filed September 26, 1892. Upon proof of default a reference was ordered Sep.26, 1892. The Master filed his report dated October 25, 1892, showing \$604.40 due on the plaintiff's mortgage. Judge W. H. Wallace, on Oct. 27, 1892, signed a decree of foreclosure, giving judgment in favor of the plaintiff for \$604.40, with costs, and ordering the property sold. The Master's report on sales and disbursements, which was made October 20, 1893, shows the sale of Lot No. 1 (which is the property herein abstracted) to the Columbia Land & Investment Company for \$170.00x, and lot No. 2 (Lot No.6 on the John Wallace Plat) to the Columbia Land & Investment Company for \$200.00. The Master sets out that the purchaser had assigned both bids to Malinda Thompson and that she had complied and had received deeds.

An Order of Judge Hudson confirmed the Master's report on sales and disbursements.

VII. John T. Seibels, Master, Richland County,	)	Master's deed of fee simple title dated July 29, 1893,
	)	Recorded August 3, 1893,
-to-	)	Deed Book "Y", page 324.
Malinda Thompson.	)	Properly executed, witnessed and probated. No dower necessary.
	)	Consideration \$170.00.

The deed recites the proceedings abstracted in VI. above. Conveys the property described in III above.

At this point the property herein abstracted and described in the caption as Tracts A and B divides and comes to the present owner in separate chains. These tracts shall be abstracted below as Tracts A and B as they are described in the caption.

TRACT A

VIII. Malinda Thompson	)	FSGW deed dated May 31, 1899,
	)	Recorded June 21, 1899,
-to-	)	Deed Book "AD", page 118.
Daniel Miles.	)	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 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.

IX. Daniel Miles	)	FSGW deed dated Nov. 15, 1902,
	)	Recorded Nov. 15, 1902,
-to-	)	Deed Book "AH", page 57.
	)	Properly executed, witnessed and
W. B. Lowrance.	)	probated. Dower properly renoun-
	)	ced by Jemima Miles.
	)	Consideration \$550.00.

Conveys the property described as Tract "A" in the caption.

X. W. B. Lowrance	)	FSGW deed dated January 2, 1904,
	)	Recorded January 4, 1904,
-to-	)	Deed Book "AJ", page 106.
	)	Properly executed, witnessed and
M. B. Williams	)	probated - dower properly renounced
	)	by Elizabeth G. Lowrance.
	)	Consideration \$800.00.

Conveys the property described in the caption as Tract "A".

TRACT B

XI. Malinda Thompson) ESGW 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 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.

XII. Hezekiah C. Smith) Mortgage dated July 1, 1899,
) Recorded July 5, 1899,
 -to-) Mortgage Book "AI", page 35.
) Properly executed, witnessed
Eastern Building & Loan) and probated. Dower properly
Association of Syracuse,) renounced by Mamie Elizabeth
N. Y.) Smith. Secures indebtedness
) of \$500.00.

Covers the property described in XI. above.

XIII. Hezekiah C. Smith) FSGW deed dated Sept. 11, 1899,
) Recorded September 15, 1899,
) Deed Book "AD", page 205.
) Properly executed, witnessed and
) probated. Dower properly renoun-
) ced by Mamie E. Smith.
) Consideration \$62.50

Conveys: All that piece, parcel or lot of land situate near the City of Columbia, Richland County, the same being a portion of lot No. 8 on a plat made by Alex Y. Lee, C.E. for Dr. John Wallace in January 1870, recorded in Deed Book "J", page 405 on June 23, 1874 in the office of the R.M.C. for Richland County, the same being a part of the lot conveyed to me by Malinda Thompson July _____ 1899, which deed is recorded in Book "AD", page 139, the lot herein conveyed being described as follows: Beginning at the southwest corner of my lot on Washington Street extended, at the corner between me and Daniel Miles, and extending in an Eastern direction on said Street 35 feet, 6 inches, more or less, to the corner of a lot sold by me to C. O. Brown; thence in a Northern direction with C. O. Brown's line 100 feet; thence in a Western direction (new line) to the line between me and Daniel Miles; thence in a Southern direction with the line between me and Daniel Miles, 100 feet to the beginning corner.

XIV. Hezekiah C. Smith) FSGW deed dated Sept. 5, 1899,
) Recorded October 5, 1900,
) Deed Book "AE", page 106.
) Properly executed, witnessed
) and probated. Dower properly
) renounced by Mamie E. Smith.
) Consideration \$30.00

Conveys: All that piece, parcel or lot of land situate, lying and being in the State and County aforesaid, near the City of Columbia, the same being a part of the lot conveyed to me by Malinda Thompson July_____1899, the deed to which is recorded in Book "AD", page 139, and being a part of the lot known as Lot No. 8 on a plat made by Alex Y. Lee, C.E., in January 1870 for Dr. John Wallace, which plat is recorded in Deed Book "J", page 405, the lot herein conveyed being described as follows: Beginning at the corner of lots known on said Plat as Nos. 8 and 9 on the extension of Washington Street, and running North with the line between x 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. Hezekiah C. Smith	)	FSGW deed dated Feb. 15, 1900,
	)	Recorded March 19, 1900,
-to-	)	Deed Book "AD", page 535.
	)	Properly executed, witnessed and
W. A. Smith.	)	probated. Dower properly renoun-
	)	ced by Mamie E. Smith.
	)	Consideration \$550.00.

Conveys the property described in XI. above.

NOTE: It will be noted that the above conveyance purports to convey all of the property acquired by Hezekiah C. Smith from Malinda Thompson, although Hezekiah S. Smith theretofore made other conveyances of portions of this property. In the opinion of the abstractor these inconsistencies or defects are cured by the judicial proceeding brought by the Eastern Building & Loan Association of Syracuse, N.Y., abstracted below.

NOTE: The description of this lot contained in the last several links refers to the Eastern boundary as being a ten foot alleyway "on said lot". From available plats and other descriptions of adjoining property this would seem to be correct. The boundary on the south of lots 7 and 8 on the old plat of John Wallace totals 188 feet. Since Mandlebirt B. Williams by the two chains of title herein abstracted acquired all of the southern part of lots 7 and 8, the 188 foot frontage on the extension of Washington Street would include the 10 foot alleyway referred to.

MORTGAGES:

The following mortgages are open of record:

1. Malinda Thompson	)	Mortgage dated April 30, 1890,
	)	Recorded May 2, 1890,
-to-	)	Mortgage Book "Z", page 193.
	)	Properly executed, witnessed
Columbia Land & In-	)	and probated. No dower necessary.
vestment Company.	)	Secures debt of \$450.00.

Covers property conveyed to Malinda Thompson by the Columbia Land & Investment Company in the conveyance abstracted as IV. above.

NOTE: The above mortgage is now out of date and no longer constitutes a lien on the property herein abstracted. The mortgage debt was probably paid without obtaining a satisfaction of the mortgage on record, since subsequent mortgages to the Columbia Land & Investment Company were satisfied.

2. W. B. Lowrance	)	Mortgage dated Nov. 15, 1902,
	)	Recorded Nov. 15, 1902,
-to-	)	Mortgage Book "AL", page 328.
	)	Properly executed, witnessed and
Security Building &	)	probated. Dower properly renoun-
Loan Association.	)	ced by Elizabeth G. Lowrance.
	)	Debt \$400.00.

Covers the property described in the conveyance of Daniel Miles to W. B. Lowrance, abstracted as IX above.

NOTE: This mortgage is now out of date and no longer constitutes a lien on the property herein abstracted.

3. W. A. Smith) Mortgage dated March 29, 1901,
) Recorded April 8, 1901,
 -to-) Mortgage Book "AM", page 33.
) Properly executed, witnessed
Carolina National Bank.) and probated. Dower properly
) renounced by Amanda Smith.
) Debt \$249.00.

Covers the property conveyed to W. A. Smith by
H. C. Smith and abstracted as XV. above.

NOTE: This mortgage is now out of date and no longer constitutes a lien on the property herein abstracted. In addition to this fact the Carolina National Bank was made a party defendant in the foreclosure of Eastern Building & Loan Association against Hezekiah C. Smith, et al, and their rights were therein foreclosed.

OTHER ENCUMBRANCES

I find no judgments, lis pendens, mechanics liens,
or other liens on or affecting the title to this property.

TAXES

All taxes, State, County and City, for the past ten years including 1938, have been regularly paid on the property herein abstracted.

OPINION

So far as the records and incides of Richland County show, I am of opinion that Mandlebirt B. Williams has a good, fee simple, marketable title to the premises herein abstracted.

James F. Greber
Attorney at Law.

June 10 1939.

