

Seller's Name G.S. Murrant, Clerk of Court
Parcel # 29
SC-2- 1
Date Oct. 5, 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 #29 - SC-2-1 - 2611 Washington St.

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 Arise Robinson
Attorneys

REAL ESTATE SETTLEMENT RECORD

The Housing Authority of the City of Columbia, S.C. (Code 06)

(Name of local authority)

Development No. SC-2-1 State South Carolina
 Name of grantor C.S. Hinman, Clerk of Court City Columbia
 Address of grantor Columbia, S.C. Parcel No. 29
 Date of closing Oct. 5, 1939 Block No. 2611 Washington St.
 Purchase price (Code 25), \$ 550.00 Street and No. 2611 Washington St.

| DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check) | | | |
|--|---|-----------|-------------|
| CODE | Name of Mortgagee | PRINCIPAL | INTEREST |
| MORTGAGES: | | | |
| (01) | (1st) | \$ | \$ |
| (02) | (2d) | \$ | \$ |
| (03) | (Other) | \$ | \$ |
| TAXES—(Totals): | | | |
| | Name of Payee | CURRENT* | DELINQUENT* |
| (04) | City | \$ | \$ |
| (05) | County | \$ | \$ |
| (06) | State | \$ | \$ |
| (07) | School | \$ | \$ |
| (08) | | \$ | \$ |
| SPECIAL ASSESSMENTS: | | | |
| | Name of Payee | | Purpose |
| (09) | | \$ | |
| (10) | | \$ | |
| (11) | | \$ | |
| WATER RENTS: | | | |
| | Name of Payee | | Year |
| (12) | | \$ | |
| (13) | | \$ | |
| JUDGMENTS (style and docket No.): | | | |
| (14) | Condemned - Mary Grant, et al | | |
| (15) | Amount of award | \$ | 550.00 |
| (16) | | \$ | |
| OTHER LIENS, ENCUMBRANCES, OR INTERESTS: | | | |
| | Name of Payee | | Purpose |
| (17) | | \$ | |
| (18) | | \$ | |
| REVENUE STAMPS: | | | |
| (19) | | \$ | |
| RECORDING FEES: | | | |
| (20) | | \$ | |
| WITHHELD FOR TAXES OR OTHER PURPOSES: | | | |
| | Name of Payee | | Purpose |
| (21) | | \$ | |
| (22) | | \$ | |
| (23) | TOTAL (items (01) to (22) inclusive) | \$ | \$ |
| (24) | EQUITY PAYABLE TO OWNER | \$ | \$ |
| (25) | TOTAL PURCHASE PRICE | \$ | 550.00 |

(Name of local authority)

By Alcie Robinson
 (Authorized representative)

Robinson & Robinson
 Attorneys

REAL ESTATE TAX DETAIL RECORD

| CITY TAXES (Code 04) | CURRENT | | DELINQUENT | | | |
|--------------------------------|---------|----|------------|----|----|----|
| | 19 | 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 | | | |

| COUNTY TAXES (Code 05) | CURRENT | | DELINQUENT | | | |
|--------------------------------|---------|----|------------|----|----|----|
| | 19 | 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 | | | |

| STATE TAXES (Code 06) | CURRENT | | DELINQUENT | | | |
|--------------------------------|---------|----|------------|----|----|----|
| | 19 | 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 | | | |

| SCHOOL TAXES (Code 07) | CURRENT | | DELINQUENT | | | |
|--------------------------------|---------|----|------------|----|----|----|
| | 19 | 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 | | | |

| (Code 08) | CURRENT | | DELINQUENT | | | |
|--------------------------------|---------|----|------------|----|----|----|
| | 19 | 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 | | | |

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.

2-2-REC

OFFER OF SALE OF LAND

No. 27 29

In consideration of the sum of one dollar (\$1) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged the undersigned (hereinafter called the "seller"), being the owner thereof, hereby offers and agrees to

Housing Authority of the City of
Columbia, S. C.

sell and convey to the..... (hereinafter called the "Local

Authority") or its assignee or nominee the following-described property, located in the city of Columbia.....

county of Richland....., State of South Carolina.....

All that piece, parcel or lot of land in the County and State aforesaid, and bounded on the north by lands of the late Boston Parker, on the east by lands of Molihan, on the south by lands of John Holliday, and on the west by lands of Rose Perkins, fronting on the south fifty-two feet (52'), and on the east sixty-four feet (64'), on the north eighteen feet (18'), and on the west seventy-eight feet (78') and containing

upon the following terms and conditions:

Upon closing, the seller shall convey to the Local Authority or its assignee or nominee by general warranty deed a good and marketable fee-simple title thereto, together with all improvements, hereditaments, and appurtenances thereunto belonging, free and clear of all liens (except liens for current taxes and assessments), easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing or inchoate with proper release of dower, curtesy, and waiver of homestead rights, if any, together with all of his right, title, and interest in and to any streets or alleys adjoining or abutting thereon. Taxes and assessments shall be adjusted as of the time of closing. Possession shall be delivered to the Authority at the time of closing.

The total purchase price shall be \$ 550.00 All expenses of examination of title and of preparation and recording the deed shall be paid by the Local Authority. Payment of the purchase price shall be made upon transfer of title to the Local Authority.

This offer shall be irrevocable for a period of 180 days from the date hereof and shall remain in force thereafter until terminated by the seller. Such termination may be effected at any time after the expiration of such day period by seller giving 30 days' prior written notice to the Authority of such termination. In accepting this offer the Local Authority shall endorse its acceptance hereon and mail notice thereof to the seller at the address specified below. The Local Authority shall specify the place and time of closing, which shall be not more than 60 days after the date of acceptance. The seller agrees that this offer shall not be revocable and that he will not sell, mortgage, encumber, or otherwise dispose of such property or any part thereof prior to said expiration date, except to the Local Authority. This agreement shall be binding upon the seller and his heirs, executors, administrators, successors, and assigns.

Notwithstanding the prior exercise of this offer, the Local Authority in lieu of completing the purchase of said premises may, at any time prior to closing, proceed to acquire the same by condemnation. The seller agrees, as an independent stipulation, which shall survive the expiration or cancelation of this offer, to such condemnation upon the payment of just compensation, which shall be the purchase price above stated, which price the seller hereby declares to be the fair market value of said premises, inclusive of every interest therein.

Loss or damage to the property by fire or casualty shall be at the risk of the seller until title has been conveyed to the Local Authority.

Signed, sealed, and delivered in the presence of:

April 13, 19 29

M. E. McCreedy
Sophia B. McCreedy

Mary Grant [SEAL]
Address 90 State Hospital (Columbia)
R2D State Park, SC [SEAL]

APPROVED:

By.....

Address.....

ACCEPTED:

..... [SEAL]

Address.....

(Local Authority)
[Signature]

..... [SEAL]

By.....

Address.....

54-1-R-2

CITY Columbia, S.C.

PROJECT S.C.-2-1

Address 2611 Washington St. ext.

Parcel No. 27 29

No. of Buildings 1

Lot No. _____ Block No. _____

Zoning Commercial

Dimensions 52x64x18x78
~~55x60x118~~

Use Residential

Area Sq. Ft. 1,200

(If special purpose explain in "Remarks")

REMARKS: _____

| | <u>DATE</u> | <u>LAND</u> | <u>IMPS.</u> | <u>TOTAL</u> |
|-------------------|--------------|------------------|------------------|------------------|
| APPRAISAL - | 19 <u>39</u> | \$ <u>200.00</u> | \$ <u>300.00</u> | \$ <u>500.00</u> |
| Assessment - | 19 <u>38</u> | \$ <u>100.00</u> | \$ <u>125.00</u> | \$ <u>225.00</u> |
| Tax Appeal - | 19 _____ | \$ _____ | \$ _____ | \$ _____ |
| Monthly Rental-\$ | <u>Owner</u> | _____ | _____ | _____ |

REMARKS: _____

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. Grepper* Address Columbia, S.C.

John C. Smith

Columbia, S.C.

DATE: Jan. 24, 1939

CITY Columbia, S. C.

PROJECT SC-2-1

Parcel No. 2729

Address 2611 Washington St. Ekt.

Occupied by Owner: Yes No

DESCRIPTION OF IMPROVEMENTS

- | | |
|---|--|
| 1. No. of Stories <u>1</u> | 7. Construction <u>Weatherboard</u> |
| 2. Cellar <u>None</u> | 8. Foundation <u>Brick Piers</u> |
| 3. No. of Rooms <u>4</u> | 9. Heat <u>Fireplaces</u> |
| 4. Condition: G F P <input checked="" type="checkbox"/> | 10. Light <u>Electricity</u> |
| 5. Age <u>Est. 40 years</u> | 11. Plumbing <u>See remarks</u> Bath <u>None</u> |
| 6. Vacancies <u>Occupied</u> | 12. Garage <u>None</u> |
| | 13. Other Bldgs. <u>None of value</u> |

REMARKS: Property has sink and uses joint sewer connected toilet
on south line with parcel No. 28

APPRAISAL: \$ 300.00 (All improvements)



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 SC 2-1LEGAL DESCRIPTION (Parcel No. 27)(As furnished by Records of Richland County)

All that piece, parcel or lot of land in County and State
aforesaid, and bounded on the north by lands of the
Late Boston Parker, on the east by lands of McMahan,
and on the south by lands of John Holliday, and on the
west by lands of Rose Perkins, fronting on the South
fifty-two feet, and on the east sixty-four feet (64'),
and on the North eighteen feet (18'), and on the West
seventy-eight feet (78'), and containing _____.