

R.

ABSTRACT OF TITLE

OF

FANNIE M. CLIFTON

TO

LOT NUMBER 25

WHITE PROJECT

PREPARED BY

CHARLES I. DIAL
ATTORNEY AT LAW
COLUMBIA, S. C.

ABSTRACT OF TITLE
OF
FANNIE M. OLIFTON
TO

*Revised to conform
Krause*

All that lot or parcel of land, situate in the County of Richland State aforesaid, near the Eastern limits of the City of Columbia, containing one-fourth (1/4) acre, situate on the Western side of an alleyway which extends South from the Camden Road nearly opposite the residence of Jno. C. Haskell, being bounded as follows, to wit: North by Lot No. 2 on the plat of a larger tract made by S. G. Henry, Surveyor, dated May 1896, recorded in the office of the R.M.C. for Richland County in Plat Book "A" at page 77, said lot having been heretofore conveyed to Jno. Entzminger, on the East by an alleyway, on the south by lot of , and on the West by lot of . The lot hereby conveyed being designated as lot No. 3.

This abstract prepared by Charles I. Dial, Attorney at Law, Columbia, S. C., for the Columbia Housing Authority, and covers the period of 50 years last past.

From the records of Richland County, I find the chain of title to run as follows:

John C. B. Smith)
)
 to)
)
Geo. L. Dial)
)
J 346.)

Deed - Fee simple, general warranty.
Dated April 17, 1874.
Recorded April 25, 1874.
Consideration - \$600.00.
Dower - Renounced.

Conveys all that tract, piece or parcel of land, situate, lying and being in the County of Richland, State aforesaid, containing seven acres and sixteenths of an acre, more or less, and bounded as follows, that is to say: on the North by the Camden Road, East by lands of Mrs. Wade Hampton, South by lands formerly of the estate of Andrew Wallace, and West by lands formerly of the estate of Andrew Wallace.

Proper as to execution and probate.

Estate of)
George L. Dial)

Judge of Probate's Office
Box # 122-Package 3170.

Will of George L. Dial, dated September 17, 1885, and apparently probated on February 22, 1886-leaves property to his Wife Arianna I. Dial, in trust to divide between herself and his four Sons as they each become 23 years of age.

Provides that she shall have a full power and authority to sell any of the real estate. Also provides that if she re-marry she shall be discharged as Executrix.

In fact, Arianna I. Dial did re-marry and became Arianna I. Willis, but apparently no question was raised as to her discharge and her four Sons, all being of age, and being George L. Dial; J. D. Dial; T. Fraser Dial and Richard T. Dial, consented to the granting of the petition and to her discharge as Executrix.

Letters Dismissory granted on November 5, 1904.

Arianna I. Willis, Executrix
of Will of Geo. L. Dial

to

John A. Willis, Trustee

AC 89.

) Deed - Trust
) Dated October 29, 1897.
) Recorded April 22, 1898.
) Consideration - \$100.00.
) Dower - Grantor a woman.
)
)
)

Conveys: (1) First #1, containing 1-3/4 acres, more or less,
bounded on the North by lot of Peter Wall, on the East by lands of Hampton,
on the Southwest by unknown lands, and on the West by the alleyway above
referred to, the same extending North from the Northwest corner of said
lot to the Camden Road.

(2) Second, #2, lot bounded North by lot of , West (East?) by
the alleyway aforesaid fronting on that 79/100 of a chain; South by Lot
#3, and West of lot of .

(3) Third, #3, lot bounded North by Lot #2, East by the alleyway aforesaid,
South by lot of , Southwest by lot of , said lot
fronting 75/100 of a chain on said alleyway and running back therefrom
4-12/100 chain.

Note: Deed gives Trustee power to sell or mortgage.

Proper as to execution and probate.

John A. Willis, Trustee)	Deed - Fee simple, general warranty.
)	Dated February 26, 1903.
to)	Recorded March 9, 1903.
)	Consideration - \$100.00.
Anderson Thompson)	Dower - Trustee's Deed.
)	
AG 218.)	

Conveys all that lot or parcel of land, situate in the County of Richland State aforesaid, near the Eastern limits of the City of Columbia, containing one-fourth (1/4) acre, situate on the Western side of an alleyway which extends South from the Camden Road nearly opposite the residence of Jno. C. Haskell, being bounded as follows, to wit: North by Lot No. 2 on the plat of a larger tract made by S. G. Henry, Surveyor, dated May 1896, recorded in the office of the R.M.C. for Richland County in Plat Book "A" at page 77, said lot having been heretofore conveyed to Jno. Entzminger, on the East by an alleyway, on the South by lot of , and on the West by lot of . The lot hereby conveyed being designated as lot No. 3.

Proper as to execution and probate.

Anderson Thompson

to

Fannie M. Clifton

CR 386.

) Deed - Fee simple, general warranty.
) Dated May 5, 1925.
) Recorded May 5, 1925.
) Consideration - \$5.00 and other valuable
) consideration.
) Dower - Recites "Grantor a widower".
)

Conveys same lot described in deed of Jno. A. Willis, Trustee,
to Anderson Thompson, Book AG, page 218.

Proper as to execution and probate.

MORTGAGES

I find no mortgages of record affecting the title of this property.

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LIENS

I find no lis pendens, mechanic liens, judgments or Federal tax liens affecting the title of this property.

TAXES

State and County for the years 1929 to 1938 inclusive are marked paid of record.

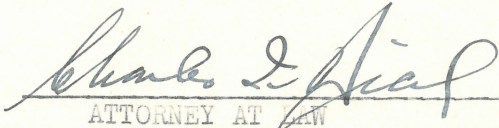
City Taxes for the years 1929 to 1938 inclusive, are marked paid of record.

OPINION

I am of opinion that Fannie M. Clifton is seized and possessed of a reasonably safe and marketable title of the property described in the caption of this abstract.

Columbia, S. C.

April 8th, 1939


ATTORNEY AT LAW

EX PARTE:

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

IN RE:

Condemnation of lands of
Fannie Clifton.

)
)
) CONDEMNATION PROCEEDINGS
)
)

) JUDGMENT ROLL # 26651.
)
)
)

This action was brought by The Housing Authority of the
City of Columbia, S. C., to condemn the lands described in the caption
of this abstract, and all proceedings are regular and comply with the
provisions of Act Number 783 of South Carolina Statute of 1934, and
subsequent amendments thereto.

C. E. Hinnant, Clerk of Court
of Common Pleas,

to

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

DA-304.

) DEED-Clerk's Deed.
) Dated-September 21, 1939.
) Recorded-September 22, 1939.
) Consideration-\$1000.00 and
) premises.
) Dower- Unnecessary.
) Conveys-
)
)
)

The property as substantially described in the caption of this
abstract.

Proper as to execution and probate.

OPINION

I am of opinion that The Housing Authority of the City of Columbia, S. C., is seized and possessed of a reasonably safe and marketable title in fee simple, to the property described in the caption of this abstract, subject only to the lien of all taxes for the year 1939.

Columbia, S. C.

October ²⁰4, 1939.

Charles J. Dial -
ATTORNEY AT LAW