

TR

ABSTRACT OF TITLE

OF

MARY C. G. POPWELL

TO

LOT NUMBER ⁴¹~~32~~

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF TITLE

OF

MARY C. G. POPWELL

TO

All that piece, parcel and lot of land, situate, lying and being in the County of Richland, State of South Carolina, butting and bounding as follows, to wit: On the North by lands of said Robert H. Brazell whereon it measures one hundred four feet (104') more or less, on the East by lands of G. McDuffie Hampton whereon it measures thirty-six feet (36'), on the South by lands of Peter Wall whereon it measures one hundred and four feet (104') more or less, and on the West by lands of Minnie Campbell whereon it measures thirty-six feet (36') being a lot thirty-six feet (36') by one hundred four feet (104'), cut off the South side of a one-half (1/2) acre of land bought by me from Geo. L. Dial on November 26, 1884, said deed being recorded in Clerk's Office for Richland County in Deed Book "T" at page 552. Together with a right of way seven feet (7') wide extending from the Northeast corner of the lot of land hereinabove conveyed over the remainder of my land and along its Eastern boundary to the Northeast corner of the remainder of my lot of land to the Camden Road.

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:

2

John C. B. Smith	)	Deed - Fee simple, general warranty.
	)	Dated April 17, 1874.
to	)	Recorded April 25, 1874.
	)	Consideration - \$600.00.
Geo. L. Dial	)	Dower - Renounced.
)	
J 346.)	

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.

Geo. L. Dial	)	Deed - Fee simple, No warranty.
	)	Dated November 26, 1884.
to	)	Recorded June 2, 1890.
	)	Consideration - \$125.00.
Robert H. Brazell	)	Dower - Renounced.
T 552.)	

Conveys all that lot, piece or parcel of land in Richland County, State aforesaid, situate on the Camden Road, East of the City of Columbia, S. C., fronting on said Camden Road one hundred four feet four inches (104'4") and running back in a Southerly direction two hundred eight feet eight inches (208'8"). Land contains one-half (1/2) acre, bounded on the North by Camden Road and fronting thereon one hundred four feet four inches (104'4"), bounded on the East by Wade Hampton two hundred eight feet eight inches (208'8"), bounded on the South by land of G. L. Dial one hundred four feet four inches (104'4"), on the West by land of Minnie Campbell, Trustee, two hundred eight feet eight inches (208'8").

Proper as to execution and probate.

4

Robt. H. Brazell	)	Deed - Fee simple, general warranty.
	)	Dated March 10, 1905.
to	)	Recorded March 10, 1905.
	)	Consideration - \$275.00.
W. S. Popwell, Mary C. G.	)	Dower - Renounced.
Popwell and James H. Popwell)	
)	
AK 202.)	

Conveys all that piece, parcel and lot of land, situate, lying and being in the County of Richland, State of South Carolina, butting and bounding as follows, to wit: On the North by lands of said Robt. H. Brazell whereon it measures one hundred four feet (104') more or less, on the East by lands of G. Mc Duffie Hampton whereon it measures thirty-six feet (36'), on the South by lands of Peter Wall whereon it measures one hundred four feet (104') more or less, and on the West by lands of Minnie Campbell whereon it measures thirty-six feet (36') being a lot thirty-six feet (36') by one hundred four feet (104'), cut off the South side of a one-half (1/2) acre of land bought by me from Geo. L. Dial on November 26, 1884, said deed being recorded in Clerk's Office for Richland County in Deed Book "T" at page 552. Together with a right of way seven feet (7') wide extending from the Northeast corner of the lot of land hereinabove conveyed over the remainder of my land and along its Eastern boundary to the Northeast corner of the remainder of my lot of land to the Camden Public Road.

Proper as to execution and probate.

5

Lawrence Popwell and
Charley L. Popwell

to

Mary C. G. Popwell

BC 30.

) Deed - Fee simple, general warranty.
) Dated April 6, 1912.
) Recorded April 9, 1912.
) Consideration - \$275.00.
) Dower - Not renounced. 7
)
)
)

Conveys all right, title and interest of grantors in and to the
same lot described in deed of Robert H. Brazell to W. S. Popwell, et al.
Book AK 202.

Proper as to execution and probate.

MORTGAGES

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

LIENS

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

TAXES

On May 2, 1927 this property was sold by the Sheriff of Richland County for taxes, and bid in by Forfeited Land Commission for the sum of \$60.82. (See sales book "A" page 29.)

State*and County taxes for the years 1929 to 1938 inclusive are totaling \$87.94 are unpaid.

City taxes for the years 1929 to 1938 inclusive, totaling \$80.91 are unpaid.

OPINION

It will be noted that this property was conveyed to W. S. Popwell, Mary C. G. Popwell and James H. Popwell, in the year 1905 and thereafter Lawerance Popwell and Charlie L. Popwell conveyed all of their right title and interest to Mary C. G. Popwell. There is nothing in the records to show that Lawerance Popwell and Charlie L. Popwell are the only heirs at law of W. S, Popwell and James H. Popwell. There is a deed on record to other property (Deed Book "AY" page 455) that recites that Mary C. G. Popwell, Lawerance Popwell and Charlie L. Popwell are the only heirs at law of James H. Popwell who is dead. However, this does not take care of the interest of W. S. Popwell or his heirs. Also it will be noted that dower is not renounced in the deed of Lawerance Popwell and Charlie L.

7

Popwell to Mary C. G. Popwell. Due to the foregoing and also to the tax sale and the large amount of taxes still due, I am of opinion that Mary C. G. Popwell would be unable to convey a reasonably safe and marketable title until the interest of W. S. Popwell and James H. Popwell or their heirs is definitely cleared up, and until the matter of the taxes and the tax sale is eliminated.

Columbia, S. C.

April 10th, 1939.

Charles J. Neal
ATTORNEY AT LAW

EX PARTE:

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

In re:

Condemnation of Lands of estate
of Mary C. G. Popwell, "S.
Popwell and Jas. H. Popwell.

CONDEMNATION PROCEEDINGS

JUDGMENT ROLL # 26653.

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.

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 ^{4th} 1939.

Charles D. Neal
ATTORNEY AT LAW