

Seller's Name Sydney G. Colby
Parcel # 5
SC-2- 1
Date Aug. 24, 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 #5 - SC-2-1 - #2634 Forest Drive

subject only to the following liens, encumbrances or objections:

1939 State, County and City Taxes

(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:

The purchaser's Pro-rata part of 1939 State, County and City taxes, as provided by the option agreement.

(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 _____
Attorneys

REAL ESTATE SETTLEMENT RECORD

Development No. _____		State <u>SC</u>	
Name of grantor <u>Sydney C. Galey</u>		City <u>Catawba</u>	
Address of grantor <u>Calhoun, SC</u>		Parcel No. <u>5</u>	
Date of closing <u>Aug 24 1939</u>		Block No. _____	
Purchase price (Code 25), \$ <u>5750.00</u>		Street and No. <u>Forest Hill</u>	

DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)			
CODE		PRINCIPAL	INTEREST
MORTGAGES:			
	Name of Mortgagee		
(01)	(1st) <u>W</u>	\$	\$
(02)	(2d)		
(03)	(Other)		
TAXES—(Totals):			
	Name of Payee		
(04)	City <u>City of Catawba (not listed)</u>	\$ <u>11.76</u>	\$ <u>11.76</u>
(05)	County		
(06)	State <u>County " " "</u>	\$ <u>14.25</u>	\$ <u>14.25</u>
(07)	School		
(08)			
SPECIAL ASSESSMENTS:			
	Name of Payee		
(09)	<u>None</u>		
(10)			
(11)			
WATER RENTS:			
	Name of Payee		
(12)	<u>None</u>		
(13)			
JUDGMENTS (style and docket No.):			
	Name of Payee		
(14)	<u>None</u>		
(15)			
(16)			
OTHER LIENS, ENCUMBRANCES, OR INTERESTS:			
	Name of Payee		
(17)	<u>None</u>		
(18)			
REVENUE STAMPS:			
(19)	<u>fed 86.00</u> <u>state 12.00</u>		\$ <u>19.00</u>
RECORDING FEES:			
(20)			
WITHHELD FOR TAXES OR OTHER PURPOSES:			
	Name of Payee		
(21)			
(22)			
(23)	TOTAL (items (01) to (22) inclusive)		\$ <u>44.01</u>
(24)	EQUITY PAYABLE TO OWNER		\$ <u>5705.99</u>
(25)	TOTAL PURCHASE PRICE		\$ <u>5750.00</u>

(Name of local authority) _____ By _____ (Authorized representative)

REAL ESTATE TAX RECORD
 DETAIL OF TAXES

CITY TAXES (Code 04)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land	270				
Assessed value of improvements	300				
TOTAL ASSESSED VALUE	570				
Tax rate (per M of value)	33				
Total tax levy	18.81				
Additional levy for penalties					
TOTAL FOR ALL LEVIES	18.81				
Less sum paid on account					
Net amount paid at settlement					
TOTAL	CURRENT 18.81				DELINQUENT

COUNTY TAXES (Code 05)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land	270				
Assessed value of improvements	300				
TOTAL ASSESSED VALUE	570				
Tax rate (per M of value)	11.5				
Total tax levy	6.56				
Additional levy for penalties					
TOTAL FOR ALL LEVIES	6.56				
Less sum paid on account					
Net amount paid at settlement					
TOTAL	CURRENT 6.56				DELINQUENT

STATE TAXES (Code 06)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land	270				
Assessed value of improvements	300				
TOTAL ASSESSED VALUE	570				
Tax rate (per M of value)	3				
Total tax levy	1.71				
Additional levy for penalties					
TOTAL FOR ALL LEVIES	1.71				
Less sum paid on account					
Net amount paid at settlement					
TOTAL	CURRENT 1.71				DELINQUENT

SCHOOL TAXES (Code 07)	CURRENT	DELINQUENT			
		19 39	19	19	19
Assessed value of land	270				
Assessed value of improvements	300				
TOTAL ASSESSED VALUE	570				
Tax rate (per M of value)	25.5				
Total tax levy	14.53				
Additional levy for penalties					
TOTAL FOR ALL LEVIES	14.53				
Less sum paid on account					
Net amount paid at settlement					
TOTAL	CURRENT 14.53				DELINQUENT

(Code 08)	CURRENT	DELINQUENT			
		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.

CERTIFICATE OF TITLE

SCHEDULE A

The following is the legal description of the real estate covered by this certificate:

All that piece, parcel or lot of land, situate, lying and being on the Camden Road about one-half mile East of the City of Columbia, in the County of Richland, State of South Carolina, and bounded as follows: On the North by the said Camden Road whereon it measures 36 feet; on the East by lands of Georgia R. Smith whereon it measures 214 feet, more or less; on the South by other lands of Sydney C. Goley whereon it measures 36 feet, and on the West by lands of the estate of Benjamin Campbell, deceased, whereon it measures 214 feet, more or less.

Also

All that piece, parcel or lot of land, situate, lying and being near the Camden Road, in the County of Richland, State of South Carolina, being bounded on the North by lot of Sydney C. Goley above described, lot of Georgia R. Smith and lot of D.T.S. Gates, Jr.; on the East by lots of estate of Mrs. J. C. B. Smith and of D.T.S. Gates, Jr.; South by lot formerly of Turner and Thompson, now of Hickson, Pogue and others, and on the West by lot of the estate of Benjamin Campbell and lots of Hickson and others. Being irregular in shape.