

Seller's Name Sydney S. Coley
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. _____		City TAXES (Code 04) _____	
Name of grantor _____		State _____	
Address of grantor _____		City _____	
Date of closing _____		Parcel No. _____	
Purchase price (Code 25), \$ _____		Block No. _____	
		Street and No. _____	

DISTRIBUTION OF PURCHASE PRICE (State name of party entitled to proceeds of each check)			
CODE		PRINCIPAL	INTEREST
MORTGAGES:			
	Name of Mortgagee		
(01)	(1st) _____	\$ _____	\$ _____
(02)	(2d) _____	\$ _____	\$ _____
(03)	(Other) _____	\$ _____	\$ _____
TAXES—(Totals):			
	Name of Payee		
(04)	City _____	\$ 11.76	\$ 11.76
(05)	County _____		
(06)	State _____	14.25	14.25
(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.):			
	Name of Payee		
(14)	_____		
(15)	_____		
(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)		\$ 44.01
(24)	EQUITY PAYABLE TO OWNER		\$ 5705.99
(25)	TOTAL PURCHASE PRICE		\$ 5750.00
(Name of local authority)		By _____	(Authorized representative)

REAL ESTATE TAX RETURN
DETAIL OF TAXES

CITY TAXES (Code 04)		CURRENT	DELINQUENT			
		19 39	19	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	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	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	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	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, pareel 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.