

ABSTRACT OF TITLE

OF

W. T. WRIGHT

TO

LOT NUMBER 28¹

WHITE PROJECT

PREPARED BY

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

1.

ABSTRACT OF TITLE

OF

W. T. WRIGHT

TO

All that lot of land, situate and being near the Eastern limits of the City of Columbia, in said County and State, bounded on the North by and South by lands formerly of G. L. Dial, East by an alleyway, and West by lands of Peter Davis, measuring fifty-two feet (52') on said alleyway and running back therefrom to a depth of two hundred eight feet (208').

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:

Geo. L. Dial	)	Deed - Fee simple, general warranty.
	)	Dated January 4, 1883.
to	)	Recorded March 31, 1883.
	)	Consideration - \$50.00.
Millie Ivery	)	Dower - Renounced.
)	
O 515.)	

Conveys one piece or parcel of land, being in the County of Richland, State of South Carolina, containing one-fourth (1/4) acre, and bounded as follows: on the North by lands of G. L. Dial, on the South by lands of G. L. Dial, on the East by an alleyway, the property of G. L. Dial, and on the West by lands of Peter Davis, said land above described fronts fifty-two feet four inches (52'4") on said alley and runs back in a Westerly direction one (1) acre deep.

Proper as to execution and probate.

Estate of	)	Judge of Probate's Office
)	
Millie Ivory	)	Box #276 Package #9172.

Petition to prove will signed by Plummer Taylor and filed on December 11th.,1922 avers death of Millie Ivory on Oct.31st.,1922.

After usual preamble the Will states : "and especially re- voking a certain will heretofore made in which my property was devised to Joseph Lumpkin and Julius Lumpkin.

ITEM 1. I will,devise and bequeath unto my brothers and sisters, Patience Jones,Martha Neal,Minnie Richardson,Silvia Smith and William Lumpkin,share and share alike,all of my property,of whatever nature or description,either real.personal or mixed,of which I may or shall die seized and possessed,including all money,chosos in action and other earthly effects,after all my just debts and funeral expenses have been paid. Should either or any of the above named persons pre-decease me, then it is my will and desire that the portion of the said property that should have gone to the party or parties so predeceasing me,had they survived me,go to their lawful heirs of their body or bodies and if they have no children,then to the other surviving devisees hereinabove named,or their children,if they be dead."

Proper Administration Bond in Package.

Will admitted to Probate on Jan. 10th.,1923.

Letters of Administration C. T. A. issued to Plummer Taylor on Jan. 10th.,1923.

No other papers in Package.

Plummer Taylor as Administratrix,
with the Will Annexed of the Estate
of Millie Ivery, Deceased,

Plaintiff,

-vs-

Sylvia Smith, Uting Jones, Dollie
Mayfield, Joe Neal, Matie Neal,
Maggie Neal, Plummer Taylor, Minnie
Watson, Avery Hemphill, Julius
Lumpkin, Joe Lumpkin, Wm. Lumpkin,
Sam Lumpkin, Charity Jones and Rice
Lumpkin, and any and all other lawful
heirs of the body of Patience Jones,
Martha Neal, Minnie Richardson and
Wm. Lumpkin, respectively, deceased, all
children and devisees under the Will
of Millie Ivery, deceased, and Collec-
tively designated John Doe, their names,
ages and addresses being unknown.

Defendants.

Suit for sale of

Real Property in Aid
of Assets-

Judgment

Roll # 16681.

Summons, Complaint and Notice of motion for order appointing
Guardian Ad Litem, dated and filed April 8, 1924.

Complaint alleges lack of funds and personal property to pay
debts, and that ~~Defts~~ are all known legatees and heirs of Millie Ivery,
deceased, and prays sale of real property to satisfy debts.

Order appointing Guardian Ad Litem, dated April 7, 1924.

Order of Publication, dated May 7, 1924.

Affidavit of Publication, dated May 12, 1924.

Affidavits of Service as to Joe Neal, Julius Lumpkin, Sylvia
Smith, Charity Jones and Maggie Neal, in Roll.

Affidavit of Default as to certain Defendants.

Devisee re all?

Order making appointment of Guardian Ad Litem absolute- and
Answer of Guardian Ad Litem, dated-May 20, 1924.

Order of Reference, dated- May 20, 1924.

Formal Answer of Defendants, Sylvia Smith, Dollie Mayfield,
Charity Jones, Uting Jones, Eliza Jones, and Answer of Plummer
Taylor and Minnie Watson in Roll.

Masters Report, dated-May 26, 1924 recommends Sale of property.

Decree of Sale, dated- June 5, 1924, orders property sold in
aid of Assets.

Masters Report on Sales, dated-August 22, 1924 shows property
sold to Edna P. McLaughlin and deed delivered to her.

Order confirming sale, dated-September 26, 1924.

J. C. Townsend, Master	)	Deed - Master's.
	)	Dated August 20, 1924.
to	)	Recorded August 20, 1924.
	)	Consideration - \$306.00.
Edna P. McLauchlin	)	Dower - Master's Deed.
)	
CE 294.)	

Conveys all that lot of land, situate and being near the Eastern limits of the City of Columbia, in said County and State, bounded on the North and South by lands formerly of G. L. Dial, East by an alleyway, and West by lands of Peter Davis, measuring fifty-two feet (52') on said alleyway and running back therefrom to a depth of two hundred eight feet (208') and being the lot conveyed to Millie Ivery by G. L. Dial by deed dated January 4, 1883, and recorded in the office of the Clerk of Court for Richland County in Deed Book O, at page 513.

Proper as to execution and probate.

Edna P. McLauchlin	)	Deed - Fee simple, general warranty.
	)	Dated October 30, 1924.
to	)	Recorded February 7, 1927.
R. Y. Kibler	)	Consideration - \$5.00 and other valuable
	)	consideration.
CW 376.	)	Dower - Grantor a woman.

Conveys same lot described in deed of J. C. Townsend, Master, to
 Edna P. McLauchlin, Book CE page 294.

Proper as to execution and probate.

R. Y. Kibler	)	Deed - Fee simple, gen eral warranty.
	)	Dated August 1, 1930.
to	)	Recorded August 29, 1930.
	)	Consideration - \$5.00.
Edna P. McLauchlin	)	Dower - Renounced.
)	
DM 495.)	

Conveys same lot described in deed of Edna P. McLauchlin to
R. Y. Kibler, Book CW, page 376.

Proper as to execution and probate.

Edna P. McLauchlin	)	Deed - Fee simple, general warranty.
	)	Dated December 14, 1932.
to	)	Recorded August 13, 1935.
	)	Consideration - \$5.00.
W. T. Wright	)	Dower - Grantor a woman.
)	
DZ 173.)	

Conveys Inter alia; same lot described in deed of R. Y. Kibler
to Edna P. McLauchlin, Book DM, page 495.

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

State and County taxes for the years 1929 to 1935 inclusive, are marked paid of record. Taxes for the years 1936 to 1938 inclusive, totaling \$18.36 are unpaid.

This property appears to have been returned for taxation in School District No. 3, up until the year 1936, and does not appear on the City tax books until 1936.

City taxes for the years 1936 to 1938 inclusive, totaling \$19.10 are unpaid.

OPINION

I am of opinion that W. T. Wright is seized and possessed of a reasonable safe and marketable title to the premises described in the caption of this abstract, subject however, to the lien for taxes herein set out, and to the years for which the property was not returned in the City and the possible claim of the City for the back taxes on account thereof.

Columbia, S. C.

April 10th, 1939


ATTORNEY AT LAW

Estate of) Judge of Probate's Office-
W. T. Wright.) Box-503-Package #12940.

Petition of Jas. H. Hammond for letters Testamentary, dated and filed June 22, 1939-Shows death of W. T. Wright on May 26, 1939, and personal property-\$3300.40 in money.

Three pieces of real property including house and lot on Dial Alley.

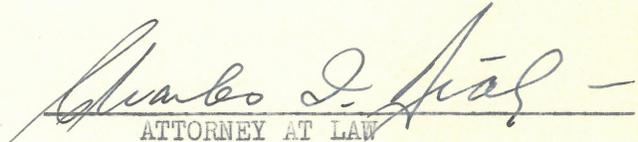
Letters Testamentary issued to Jas. H. Hammond on June 22, 1939.

Description of Real Estate-filed June 26, 1939 shows house and lot at #1405 Dial's Alley.

Will of W. T. Wright admitted to probate in Common form on June 22, 1939-after giving \$1000.00 to his sister, Pet Wright, leaves all other property, real, personal and mixed, to his wife Mary M. Wright.

FINAL OPINION

This is to certify that the mortgage or mortgages, if any, set out in this abstract has or have been satisfied and cancelled of record, and that Mary M. Wright has executed and delivered a fee simple, general warranty deed to The Housing Authority of the City of Columbia, S. C., conveying the property described substantially as in the caption of this abstract and said deed is recorded in the office of the Clerk of Court for Richland County, in Deed Book "DA", at page 256; that all taxes for the years 1929-1938 inclusive, are paid of record, and 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 to the said premises, subject only to the lien of all taxes for the year 1939.


ATTORNEY AT LAW

Columbia, S. C.

September 8th, 1939.