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ABSTRACT OF TITLE

OF

SIDNEY C. GOLEY

TO

Lot No. 5, White Section

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James F. Dreher, Atty.,  
Columbia, S.C.

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Goley claims 114' southern part Giles lot

ABSTRACT OF TITLE

OF

SYDNEY C. GOLEY

TO

All that piece, parcel of 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.

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This abstract is prepared by James F. Dreher, Attorney, for the Columbia Housing Authority to which the above described property has been offered for purchase.

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Lot No. 5, White Section

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I. William Wallace, as Trustee, )  
  ) FSGW deed dated Dec. \_\_\_\_\_ 1869,  
  ) Recorded Dec. 6, 1880.  
  ) Deed Book "N", page 120.  
  ) Properly executed, witnessed  
  ) and probated, no dower neces-  
  ) sary. Consideration \$300.00.

Conveys: All those certain lots or parcels of land, numbered respectively 4 and 5, on a plat of survey made for Dr. John Wallace by A. Y. Lee December \_\_\_\_\_, 1869, the said lots measuring 264 feet on the Camden Road, which bounds them on the North; bounded on the East by land of Mrs. Stark and measuring thereon 412-1/2 feet; on the South by Lots Nos. 8 and 9 on the said plat and measuring thereon 240 feet, and on the West by lots Nos. 3 and 6 and measuring thereon 464 feet.

At this point the chain of title of the two lots described in the caption divides and will be abstracted separately as Tracts A and B.

TRACT A.

II. Peter Davis )  
  ) FSGW deed dated April 12, 1887,  
  ) Recorded May 12, 1887,  
  ) Deed Book "R", page 220.  
  ) Properly executed. See note as  
  ) to witnesses and probate.  
  ) Dower properly renounced by Anna  
  ) Jane Davis. Consideration \$300.00.

Conveys: All that piece or parcel of land in Richland County, State of South Carolina, near the city of Columbia, containing one-half an acre and being in shape a rectangular parallelogram; bounded on the North by the public road leading from Columbia to Camden, known as the Camden Road;

TRACT B

V. Jane Davis            )  
                               )  
           -to-,                )  
                               )  
           R. W. Smith.     )  
                               )

FSGW deed dated May 27, 1895,  
 Recorded May 27, 1895,  
 Deed Book "X", page 616,  
 Properly executed, witnessed and  
 probated. No dower necessary.  
 Consideration \$75.00.

Conveys: All that piece, parcel or lot of land, situate, lying and being near the Camden Road in the suburbs of Columbia, County of Richland, State of South Carolina, containing one-half acre, more or less, and bounding and butting as follows: Towards the North and East on land of R.W. Smith; South on lands of Turner and Thompson, and West on land of Thompson and Campbell.

NOTE: The abstractor is unable to ascertain how the grantor, Jane Davis, acquired title to this property. The lot described is a portion of the two large lots conveyed by William Wallace, Trustee, to Peter Davis, in Link I above. No conveyance of this lot was ever made by Peter Davis and the assumption is that the interest of Peter Davis in this particular lot passed in some manner to Jane Davis, but that link is completely missing. In other conveyances by Peter Davis, Jane Davis renounced dower, sometimes signing Anna Jane Davis. Peter Davis was not dead at the time of this deed, there being on record instruments executed by him subsequently.

This missing link constitutes a defect in the title to part of the property herein abstracted but it is a defect which, in the opinion of the abstractor, has been cured by the passage of time. R.W. Smith, his heirs and devisees, have had record color of title to this property from 1895 to date and have acquired thereby good title by adverse possession.

*get affidavit & possession*

VI. Estate of                                )  
   )  
           R. W. Smith.                     )  
   )

Box 174  
 Package 5309.

The will of R. W. Smith was admitted to probate in common form August 20th, 1906, and Letters Testamentary issued to Edward W. Smith on the same date. The will is properly executed and witnessed and bears date Nov. 16, 1903. By item

2 all property, real and personal, is left to Testator's wife, Elizabeth Smith, for her natural life. Item 3 bequeaths the personal property, after the death of his wife, to testator's six children in equal shares. Item 4 provides: "After the death of my wife, I give, devise and bequeath my real estate to my children in the following manner: "\* \* \* To my daughter, Sydney C. Goley, I give, devise and bequeath in fee simple the vacant lot South of my home place, which lot is bounded on the North by my home place, by lot of Mrs. Goley and by lot above devised to my daughter, Elizabeth C. Gates.

NOTE 1: Under the above will, Sydney C. Goley acquired fee simple title in xxx remainder, subject to the life estate of Mrs. Elizabeth Smith, testator's wife. In a statement made in the office of Robinson & Robinson on May 24, 1933, Sydney C. Goley stated that her mother, Elizabeth Smith, had been dead at that time for seven years. An affidavit to this effect can be obtained.

NOTE 2: The chains of tracts A and B bring title to the property described in the caption of this abstract into Sydney C. Goley, subject to the defects mentioned above being cured. The second described lot in the caption is, however, so irregular in shape that it is difficult to state accurately whether it all came out of the lot described as V. under Tract B, or lot described as II. in Tract A. In either case, however, the will of R. W. Smith vested good title in Sydney C. Goley.

#### ENCUMBRANCES.

We find no mortgages, lis pendens, judgments, mechanics liens, or other liens, on or affecting the title to this property.

TAXES

All taxes, State, County and City, for the past ten years including the year 1938, have been regularly paid on this property.

OPINION

So far as the records and indices of Richland County show, I am of opinion that Sidney C. Goley has a good, fee simple, marketable title to the property herein abstracted.

James F. Dreher  
Attorney at Law,

June 10 1939.

SUPPLEMENTAL REPORT

The following link has been added to the chain of title included in the original abstract of the property of Sydney C. Goley:

VII. Sydney C. Goley,	)	FSGW deed dated Aug. 24, 1939,
	)	Recorded Aug. 24, 1939,
-to-	)	Deed Book "EQ", page 178
	)	Properly executed, witnessed
The Housing Authority of	)	and probated. No dower necessary,
the City of Columbia, S.C.	)	Grantor a woman. Consideration
	)	\$5.00 and other valuable con-
	)	sideration.

Conveys the property described in the caption.

SUPPLEMENTAL OPINION

So far as the records and indices of Richland County show, we are of the opinion that the Housing Authority of the City of Columbia, S.C. has a good, fee simple, marketable title to the premises described in the caption of the original abstract.

James F. Decker  
Attorney at Law.

October 14 1939.

STATE OF SOUTH CAROLINA }  
COUNTY OF RICHLAND }

Personally appeared before me Sidney C. Goley  
who being first duly sworn, stated:

That she knew Mrs. Elizabeth Smith, the widow  
of R. W. Smith, and who held a life estate under the will  
of R. W. Smith in his property. That she knows of her  
own knowledge that the said Elizabeth Smith died in the  
year 1927.

*original in  
Gotes abstract*

Sidney C. Goley

Sworn to before me this the )  
9th day of June, 1939. )

James F. Wheeler (L.S.)  
Notary Public for S.C.