

O. K.

ABSTRACT OF TITLE

OF

A. M. DEAL

TO

LOT NUMBER 56

WHITE PROJECT

PREPARED BY

Edgar S. Douglas
Attorney at Law
Columbia, S. C.

ABSTRACT OF TITLE

OF

A. M. DEAL

TO

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying, and being in Hampton Place, an eastern suburb of the City of Columbia, County of Richland, and State of South Carolina, being known and designated as lot No. 68, and the western portion of lot No. 67 as shown on a plat of said Hampton Place, recorded in the Office of Clerk of Court for Richland County, in plat book "C" at page 35, said lot commencing at the north western of the intersection of McDuffie Avenue and Marshall Street, and running north along McDuffie Avenue for a distance of fifty (50') feet, thence turning at a right angle and running west for a distance of ninety-six (96') feet, thence turning at a right angle and running north for a distance of fifty (50') feet; thence turning at a right angle and running west for a distance of seventy-two and five tenths (72.5') feet, more or less, to an alley shown on said plat, thence turning at a right angle and running south along said alley for a distance of one hundred (100') feet, to Marshall Street, thence turning at a right angle and running east along Marshall Street for a distance of one hundred and seventy-two (172') feet, to the beginning corner and being bounded as follows: On north by a portion of lot No. 67 now of Park, and by a portion of lot No. 66 now of Cunningham; on the east by McDuffie Avenue; on the South by Marshall Street, and on the west by an alley.

Prepared by Edgar S. Douglas, Attorney at Law, Columbia,
S. C., for the Columbia Housing Authority to whom said property
has been offered for sale.

The lot above described is a portion of a larger tract
of land owned by General Wade Hampton prior to the burning
of the records of Richland County, S. C. in 1865. The tract
owned by him of which he died seized and possessed, contained
108 acres. It does not appear that in his lifetime he sold
any of this tract.

The abstract of the title of the property above described
prior to the deed first hereinafter set forth will be found
in the Abstract of Title of CLARENCE RICHARDS (NO. 47)
herewith submitted. (Links 1-9 inclusive and Link 13.)

Columbia Real Estate)
and Insurance Agency)
to)
Letty David.)
Deed-)
Dated-August 12, 1912.)
Recorded Clerk's Office)
Richland County, S. C.)
Book "AU" Page 575.)
Date of Recording-August 13, 1912.)

Consideration: \$1100.00

Conveys: Lots Nos. 67 and 68 on plat of "Hampton Place", recorded
in Plat Book "C" at page 35.

Embraces lot in question.

"This conveyance is made subject to the following conditions
and restrictions: That the property herein described is not to be sold
rented, or otherwise disposed of to persons of African descent. In the
event of a violation by the grantee, her heirs or assigns of the fore-
going conditions and restrictions the title to the said property shall
revert to the grantor, except as against lien creditors."

Fee Simple. full warranty, regular in execution and proof. No
renunciation of dower, the grantor being a corporation.

Letty David) Deed-
) Dated-April 17, 1914.
to) Recorded Clerk's Office
) Richland County, S. C.
B. F. David) Book "BI" Page 429.
) Date of Recording-April 17, 1914.
)

Consideration: \$5.00 and other consideration.

Conveys: Lots Nos. 67 and 68 on plat of "Hampton Place" recorded
 in Plat Book "C" at page 35.

Embraces property in question.

Fee Simple, full warranty, regular in execution and proof. No
renunciation of dower, grantor being a woman.

B. F. David)
) Deed-
) Dated-November 4, 1914.
to) Recorded-Clerk's Office
) Richland County, S. C.
Aaron David) Book "BM" Page 199.
) Date of Recording-November 4, 1914.

Consideration: \$5.00 and other consideration.

Conveys: Lots Nos. 67 and 68 on a plat of "Hampton Place" recorded
 in Plat Book "C" at page 35.

Embraces property in question.

Fee Simple, full warranty, regular in execution and proof. No
renunciation of dower, grantor being a bachelor.

Pierre F/ LaBorde)	Deed-
)	Dated-January 12, 1923.
to)	Recorded-Clerk's Office
)	Richland County, S. C.
A. M. Deal)	Book "CJ" Page 589.
)	Date of Recorded-January 20, 1923.

Consideration: \$5.00 and other consideration.

Conveys:

Lots Nos. 67 and 68 in "Hampton Place", as shown on a plat recorded in Plat Book "C" at page 35, bounded north by McDuffie Avenue, whereon they front one hundred (100') feet; on south by Marshall Street whereon it measures one hundred and seventy-two (172') feet, and west by a ten foot alleywhereon they measure one hundred (100') feet.

Embraces lot in question.

Note:

The northern boundary is given as McDuffie Avenue, whereas the northern boundary should be lot No. 66. Inasmuch as the lots are conveyed by number on a recorded plat we think this error may be disregarded.

Fee Simple, full warranty, regular in execution and proof. Dower renounced.

A. M. Deal) Deed-
) Dated-April 2, 1924.
to) Recorded Clerk's Office
) Richland County, S. C.
I. G. McKissick) Book "CO" Page 437.
) Date of Recording-May 16, 1924.

Consideration: \$5.00

All that piece, parcel or lot of land, with improevmtnes thereon, situate, lying and being in "Hampton Place, an eastern suburb of the City of Columbia, County of Richland, State of South Carolina, being a part of lots 67 and 68 on a plat recorded in the Office of the Clerk of Court for Richland County, S. C., in Plat Book "C" at page 35, and being bounded and described as follows: being located on the north western corner of McDuffie Avenue and Marshall Street, and being in shape of a rectangle, bounded on the east by McDuffie Avenue; whereon it fronts fifty (50') feet, and on the south by Marshall Street, whereon it fronts ninety-six (96') feet, and bein

Embraces a porpion of the property in question.

Fee Simple, full warranty, regular in execution and proof. No dower grantor being a bachelor. ^

I. G. McKissick)
) Deed-
) Dated-February 11, 1928.
 to) Recorded Clerk's Office
) Richland County, S. C.
A. M. Deal) Book "CZ" Page 590.
) Date of Recording-February 14, 1928.

Consideration: \$5.00 and other consideration.

All that peice, parcel or lot of land, with improvements thereon, situate, lying and being in "Hampton Place" an eastern suburb of the City of Columbia, County of Richland, State of South Carolina, being a part of lots 67 and 68 on a plat recorded in the Office of the Clerk of Court for Richland County, S. C., in Plat Book "C" at page 35, and being bounded and described as follows: being located on the north western corner of McDuffie Avenue and Marshall Street, and being in shape of a rectangle, bounded on the east by McDuffie Avenue; whereon it fronts fifty (50') feet, and on the south by Marshall Street, whereon it fronts ninety-six (96') feet, and being the same property conveyed to I. G. McKissick by A. M. Deal by his deed of date April 2, 1924, recorded in book "CO" of deeds at page 437 on May 16, 1924.

Embraces a protion of property in question.

Fee Simple, full warranty, regular in execution and proof. Dower renounced.

ENCUMBRANCES

A. M. Deal)
)
to)
Genevieve E. Wright.)
) Mortgage-
) Dated-February 23-1923.
) Recorded Clerk's Office
) Richland County, S. C.
) Book "EB" Page 297.
) Date of Recording-February 23-1923.

Consideration: \$1400.00

Covers-Property at the northwestern corner of McDuffie Avenue, and
Marshall Street, being a rectangle fronting on McDuffie Avenue, fifty
(50') feet, and on Marshall Street seventy-six (76') feet.

Embraces a portion of the property in question.

Secures bond for \$1400.00 payable February 23, 1925 with interest at
8% annually payable semi-annually.

Open of Record.

ENCUMBRANCES-

A. M. Deal) Mortgage-
) Dated-November 28, 1923.
to) Recorded Clerk's Office
) Richland County, S. C.
Genevieve E. Wright) Book "E^L" Page 181.
) Date of Recording-November 28, 1923.

Consideration: \$1400.00

Covers-^PProperty commencing at a point ninety-six (96') feet, from the northwestern corner of the intersection of McDuffie Avenue, and ~~running~~ Marshall Street, on Marshall Street, and running west on Marshall Street, thirty-eight (38') feet, thence running north at right angles to Marshall Street, one hundred (100') feet, thence running east thirty-eight (38') feet, thence running south to point of beginning on Marshall Street.

Embraces a portion of the property in question.

Secures bond for \$1400.00 payable three (3) years after date with interest at 8% per annum payable semi-annually.

Open of Record.

T A X E S

All taxes for the past ten (10) years, appear to have been regularly paid except as follows: State and County Taxes for the year 1937 amounting to \$39.42, and State and County Taxes for the year 1938 amounting to \$32.76; City Taxes for the year 1936- amounting to \$31.87; for the year 1937 amounting to \$31.87, and for the year 1938 amounting to \$30.56.

R E P O R T

I hereby certify that I have made a careful examination of the public records for Richland County, S. C., and the foregoing abstract contains reference to the recorded instruments that affect the title to the property in question, and in my opinion A. M. DEAL, is seized in fee simple of a good and marketable title subject only to the lien of the three mortgages hereinabove reported and to the lien of the State, County and City taxes, hereinabove set out.

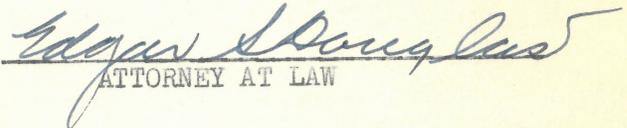
Columbia, S. C.

March 21, 1939.


Attorney at Law.

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 A. M. Deal 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 "EQ", at page 311 ; 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.

Sept. 21 1939.