

October 21, 1939.

Mr. Reuel M. Jordan,
209 W. 125th St.,
New York City.

Dear Mr. Jordan:

The proceduse which is being followed here by attorneys for landowners after the deposit of the condemnation award is to have a hearing before the Master to determine who is entitled to the money and in what proportion. The Master then makes his report to a Judge who orders the Clerk to pay out the money.

In the \$1100.00 deposit, our abstract shows that Lizzie Wall is entitled to 1/2, and Shirley Bennett, Flossie Hall and Emanuel Taggert to the other 1/2 subject to a life estate in Rachael Taggert. The amount of this latter would have to be fixed by the Master.

The other amount is not so easily divisible as there will have to be testimony as to the heirs of Ellen Gist. We understand that Mr. McMaster is representing one party claiming to have an interest. He will therefore probably take steps to have a reference in this one.

We have never recorded the deed which you sent to us as there were still several irregularities in it and after we decided on condemnation as the only way in which to get clear title it was not necessary. This deed is signed "Shellie Bennett" whereas the records here are "Shirley Bennett". The affidavit of Emanuel Taggert as to his wife is of course not sufficient to bar her dower.

We suggest that you associate counsel here to represent your client.

Very truly,

ROBINSON & ROBINSON

By

AR

REUEL M. JORDAN
COUNSELOR AT LAW
209 WEST 125TH ST.
NEW YORK CITY
CATHEDRAL 8-9032

October 19th
19 39

Robinson & Robinson, Esqs.
907 Central Union Building
Columbia, South Carolina

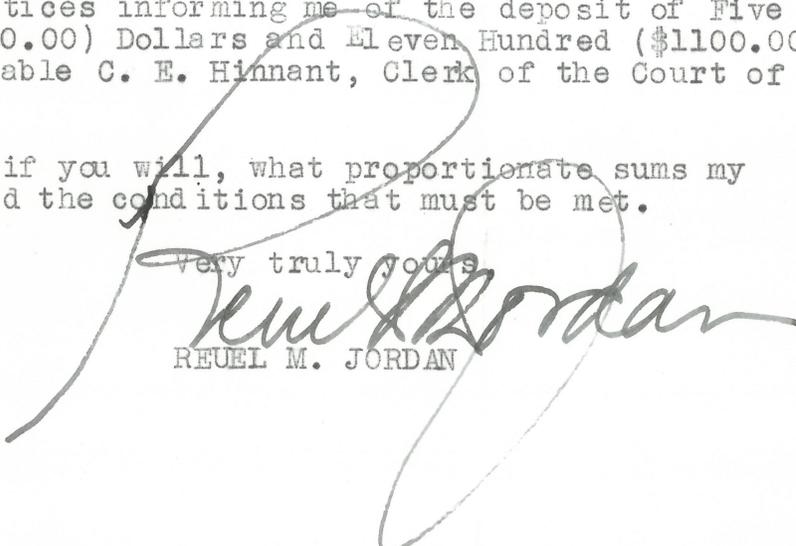
Re: Condemnation of lands of Rachel Raggert,
Shirley Bennett, etc. and Condemnation
of lands of Rachel Taggart, Lizzie Wall, etc.

Dear Sirs:

I received your notices informing me of the deposit of Five Hundred and Twenty (\$520.00) Dollars and Eleven Hundred (\$1100.00) Dollars, with the Honorable C. E. Hinnant, Clerk of the Court of Common Pleas.

Please inform me, if you will, what proportionate sums my clients will receive and the conditions that must be met.

Very truly yours,


REUEL M. JORDAN

RMJ/ag

October 6, 1939.

Mr. Reuel M. Jordan,
Attorney at Law,
209 W. 125th Street,
New York, N.Y.

Dear Mr. Jordan:

We are enclosing herewith a copy of the Findings of the Condemnation Board in the condemnations against the property of Rachael Taggart, et al.

Yours very truly,

ROBINSON & ROBINSON,

By

ECK.
Encs.

September 25, 1939.

Mr. Reuel M. Jordan,
Attorney at Law,
209 W. 125th Street,
New York, N.Y.

Dear Mr. Jordan:

We have your letter of September 23rd with the enclosed deed and affidavits. These affidavits certainly do not clear up the titles but, in fact, confuse them worse and we shall proceed with our condemnations.

In the matter of the one piece which was devised to Rachael Taggert and Lizzie Wall by Peter Wall, certainly Rachael only owns a one-half interest therein in spite of her affidavit to the effect that she is owner of the entire tract.

In regard to the other parcel, which was formerly the property of Ellen Gist, under the South Carolina law when Ellen Gist died intestate without children, her husband would inherit only one-half of her property and the other half would go to her mother and father and brothers and sisters. This is the reason that we made the heirs of Ellen Gist parties to our condemnation.

As to the action which Rachael Taggert states was brought against her in the South Carolina Courts wherein it was held that she was the owner of the property, we cannot find anything of record in regard to this. There was an action as to whether or not the will of Green Gist was valid and the Court held that it was. If, however, he only had a one-half interest in the property his will, of course, did not operate to devise more than that interest.

Emanuel Taggert's affidavit does not clear up the dower interest of Gayneil Taggert, as she would still have her interest in any of his property if she is still living and has not divorced him.

#2-RMJ

It would appear that these matters cannot be cleared up and we expect to proceed with the condemnation, having the hearing on October 6th.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.

REUEL M. JORDAN
COUNSELOR AT LAW
209 WEST 125TH ST.
NEW YORK CITY
CATHEDRAL 8-9032

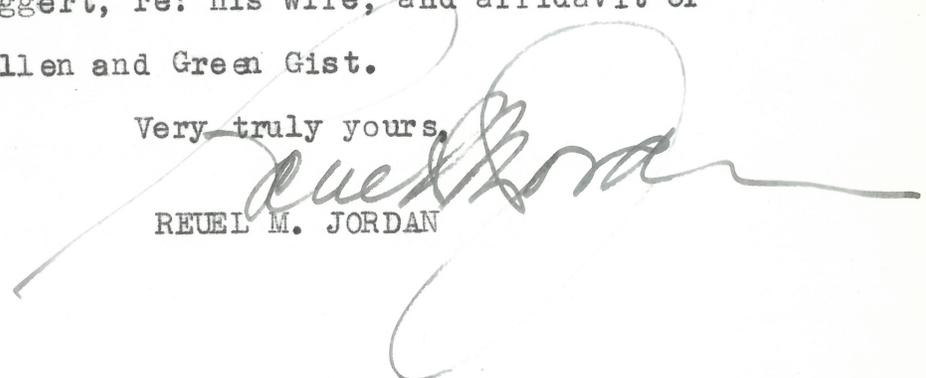
September 23rd
19 39

Robinson & Robinson, Esqs.
907 Central Union Building
Columbia, South Carolina

Dear Sirs:

Enclosed you will find Deed of Rachel Taggart and affidavits of Emanuel Taggart, re: his wife, and affidavit of Rachel Taggart re: Ellen and Green Gist.

Very truly yours,


REUEL M. JORDAN

RMJ/ag
Enclosures.

Sept. 13, 1939

Mr. Reuel M. Jordan,
Attorney at Law,
209 West 125th Street,
New York City.

Dear Sir:

Your letter of September 11th to The Housing Authority of Columbia has been referred to us for review and reply. We are herewith returning the deed from Shirley Bennett, et al, to Rachael Taggart, inasmuch as the execution is faulty. Under our State law it is necessary to have two witnesses to a deed. Please have a second witness sign on the line marked "X" and have the same witness sign on the line marked "XX" in your presence as Notary.

We have never been advised as to the marital status of Manuel Taggart. If he is married it will be necessary for his wife to renounce dower by signing on the line #3, in the presence of a Notary Public, who signs on line #4.

The other party owning an interest in this property is now represented by counsel here, Mr. John G. McMaster, whose office is in this building. We have given him your address and advised that he contact you in an effort to work this matter out to the best interest of all and avoid condemnation.

Yours very truly,

ROBINSON & ROBINSON

By

AR/M
enc.

September 11, 1939.

Mr. Reuel M. Jordan,
Attorney at Law,
209 W. 125th. Street,
New York, N.Y.

Dear Mr. Jordan:

The Columbia Housing Authority has begun condemnation against the two pieces of property owned by Rachael Taggart, et al, in Columbia, and we enclose to you herewith a copy of the Notice, Order and Petition in each of the cases.

Yours very truly,

ROBINSON & ROBINSON,

By

AR/K.
Enc.

REUEL M. JORDAN
COUNSELOR AT LAW
209 WEST 125TH ST.
NEW YORK CITY
CATHEDRAL 8-9032

September 11th
19 39

University Terrace
Columbia Housing Authority
627 Bull Street
Columbia, South Carolina
Attention: Mr. Thomas T. Moore

Re: Dial's Alley

Dear Sir:

Enclosed you will find Deed duly executed by Shellie Bennett, Flossie Hall and Emanuel Taggart.

I regret to state that Mrs. F.E. Watkins has not cooperated with me in any respect and she refuses to sign any papers in connection with this matter.

My understanding is that some time ago she executed an instrument which purported to give to Rachel Taggart her interest in this property. As to the authenticity of this report I am in no position to substantiate.

The telegrams that you sent could not be answered because of the enormous difficulty had in securing the signatures.

Any further papers that Mrs. Taggart should send, I will be glad to comply.

Very truly yours,

Reuel M. Jordan
REUEL M. JORDAN

RMJ/ag
Enclosure.



Royal Exchange Assurance
Of London

SEIBELS, BRUCE & CO., Managers
COLUMBIA, S. C.

Abstract loaned to
Mr. Chas. Cooper
Jan. 27- 40