

O.K. final

ABSTRACT OF TITLE

OF

JAMES C. CAMPBELL

TO

LOT NUMBER 18

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF THE TITLE

OF

JAMES. C. CAMPBELL

TO

All that piece of land, situate in the State and County aforesaid, fronting fifty-two feet (52') on Camden Road opposite lands of Jno. C. Haskell and running back in a Southerly direction two hundred eight feet (208'), bounded North by Camden Road, on the South by land of Richard Jones, on the East by lands of Richard Jones, and on the West by lands of Harriet Thompson.

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:

2

John C. B. Smith)
)
 to)
)
Geo. L. Dial)
)
)
J 346.)

Conveys all that tract, piece or parcel of land, situate, lying and being in the County of Richland, State aforesaid, containing seven acres and sixteenths of an acre, more or less, and bounded as follows, that is to say: on the North by the Camden Road, East by lands of Mrs. Wade Hampton, South by lands formerly of the estate of Andrew Wallace, and West by lands formerly of the estate of Andrew Wallace.

Proper as to execution and probate.

Geo. L. Dial) Deed - Fee simple, limited warranty.
) Dated January 5, 1882.
) Recorded January 6, 1882.
) Consideration - \$60.00.
Nancy Brooker) Dower - Renounced.
)
O 11.)

Conveys all that piece of land, situate in the State and County aforesaid, fronting fifty-two feet (52') on Camden Road opposite lands of Jno. C. Haskell and running back in a Southerly direction two hundred eight feet (208'), bounded North by Camden Road, on the South by land of Richard Jones, on the East by lands of Richard Jones, and on the West by lands of Harriet Thompson.

Proper as to execution and probate.

John D. Rials) Deed - Fee simple, general warranty.
) Dated October 8, 1898.
 to) Recorded October 12, 1898.
) Consideration - \$700.00.
 Jesse H. Evans and) Dower - Not renounced.
 M. L. Moose)
)
 AB 156.)

Conveys same lot described in deed of Andrew Crawford to Jno.

B. Rials, Book X, page 434.

Proper as to execution and probate.

Note: According to petition of W.H.Cobb for Letters Executory, Judge of Probate's Office, Box #214, Package #6468, John D. Rials died on Sept. 15th., 1914, therefore, there is now no outstanding dower right.

W. H. Coleman, Sheriff

to

M. L. Moose

AG 231.

) Deed - Sheriff's.
) Dated February 7, 1903.
) Recorded April 7, 1903.
) Consideration - \$350.00.
) Dower - Sheriff's deed.

Conveys same lot described in deed of John D. Rials to Jesse H. Evans and M. L. Moose, Book AB 156.

Recites levy of judgment against Evans & Moose by E. A. Beall Company and that Sheriff sold property to satisfy judgment/ Conveys "All estate, title and interest which the said Evans & Moose of right had in and to the same.

Proper as to execution and probate.

Estate of)
M. L. Moose.)

Judge of Probate's Office
Box 181-Package 5655.

Petition of Etta L. Moose for letters of administration avers that M.L.Moose died on September 22, 1908, leaving as his heirs his Wife Etta L. Moose, his father E. A. Moose, his mother Sarah Moose, his brother, G. C. Moose, his Sisters, Ann Hewitt, Mollie Pope, ^{all} Ellie Clarke, Eva Setseyer, Sallie Moose and Bessie, and of whom are of age except the last two who are aged 19 and 16 years, dated October 3, 1908.

Letters of Administration issued to Etta L. Moose on October 22, 1908.

Petition and order for sale of personal property at appraised value-dated-October 22, 1908.

Warrant of appraisement, dated- October 23, 1908.

Inventory and Approval filed, October 23, 1908.

Final. returned filed.

Summons, and Complaint, Notice to apply for appointment of Guardian ad Litem, Affidavit and Petition for order of Publication and Order of Publication, all in suit to sell real property in aid of assets, dated October 26, 1910-Complaint in usual form alleges all above named parties (Bessie ^{Now} Bessie Barringer) as Defendants, except Etta L. Moose who brings suit as administratrix and in her own right, also alleges ^e lack of funds to pay debts and necessity for sale of real property.

Proper Proofs of Service on all Defendants.

Petition and Order appointing Guardian ad Litem and Answer of Guardian ad Litem, dated January 3, 1911.

Affidavit of Default as to all Defendants, dated-December 28, 1910.

Minutes and Testimony in Roll.

Decree of Probate Judge, dated January 13, 1911- orders sale of
real property.

Final return of Administratrix shows receipt of \$1443.30, from
Judge of Probate from sale of lot.

Letters Dismissory dated February 14, 1911.

Estate of)
)
Etta Lee Moose)

Judge of Probate's Office
Box 362- Package # 10,854.

Petition of Nellie Ray Jarrett-April 28, 1930, for letters of Administration avers that Etta Lee Moose died intestate on April 24, 1930 leaving as her heir at law Nellie Ray Jarrett, an adopted Daughter, and seized and possessed of a house and lot at 2426 Taylor Street.

Letters of Administration issued to Nellie Ray Jarrett on May 14, 1930.

Appraisal shows--Personal Property \$600.00--Real Property Fifteen Hundred (\$1500) Dollars.

Petition and order for sale of personal property to J. C. Campbell-dated June 4, 1930.

Inheritance Tax Waiver from South Carolina Tax Commission, May 20, 1930.

Affidavit of Nellie Ray Jarrett states that she thought she had been legally adopted by Etta Lee Moose, but investigation revealed no record of such a proceeding and that the heirs at law of Etta Lee Moose are the following Sisters; Mrs. Caine Hallman, Mrs. Bessie Ora Parker, Mrs. Dora Favell and the following nieces and nephews: Mrs. Ethel Orene Herman, a daughter of Minnie Sigmon, sister of Etta Lee Moose; the deponent, Mrs. Nellie Ray Jarrett, a daughter of Fannie Pearl Merrett, and Hubert Merrett, a son of Fannie Merrett, sister of Mrs. Moose.

Assignment by all parties of their interests in the Estate to Nellie Ray Jarrett.

Final Return shows payment of all debts.
Petition for final Discharge, Dated May 19, 1931.
Letters Dismissory, dated June 23, 1931.

Dora Favell) Deed - Fee simple, general warranty.
) Dated June 10, 1930
) Recorded July 11, 1930.
) Consideration - Love and affection.
Nellie Ray Jarrett) Dower - Grantor a woman.
)
DM 203.)

Conveys same lot described in deed of J. T. Gaston, Judge of Probate to Etta L. Moose, Book AP page 179.

Recites: "Whereas Etta Lee Moose died intestate in Richland County on the 24th day of April, 1930, owning the real estate hereinafter described, and leaving as her heirs at law Mrs. Carrie Hallman, Mrs. Bessie Ora Parker, Mrs. Dora Favell, Mrs. Ethel Orene Herman, Mrs. Nellie Ray Jarrett and Hubert Merrett, and certain of the heirs desire to convey their interest in and to the real estate to Nellie Ray Jarrett,".

Proper as to execution and probate.

Bessie Ora Parker) Deed - Fee simple, general warranty.
) Dated June 16, 1930.
) Recorded July 11, 1930.
) Consideration - Love and affection.
Nellie R. Jarrett) Dower - Grantor a woman.
)
DM 205.)

Conveys same lot described in, and contains same recital contained
in, deed of Dora Favell to Nellie Ray Jarrett, Book DM, page 203.

Proper as to execution and probate.

Carrie Hallman) Deed - Fee simple, general warranty.
) Dated June 14, 1930.
) Recorded July 11, 1930.
) Consideration - Love and affection.
Nellie Ray Jarrett) Dower - Grantor a woman.
)
DM 207.)

Conveys same lot described in, and contains same recital contained
in, deed of Dora Favell to Nellie Ray Jarrett, Book DM, page 203.

Proper as to execution and probate.

Hubert Merrett) Deed - Fee simple, general warranty.
) Dated June 24, 1930.
) Recorded July 11, 1930.
) Consideration - Love and affection.
) Dower - Recites "Not married".
)
)
DM 209.)

Conveys same lot described in, and contains same recital
contained in, deed of Dora Favell to Nellie Ray Jarrett, Book DM, page 203.

Proper as to execution and probate.

Ethel Orene Herman)
) Deed - Fee simple, general warranty.
) Dated June 14, 1930.
) Recorded June 8, 1931.
) Consideration - Love and affection.
Nellie R. Jarrett) Dower - Grantor a woman.
)
DN 246.)

Conveys same lot described in, and contains same recital contained in, deed of Dora Favell to Nellie Ray Jarrett, Book DM, page 203.

Proper as to execution and probate.

Nellie Ray Jarrett)
) Deed - Fee simple, general warranty.
) Dated April 19, 1932.
 to) Recorded April 19, 1932.
) Consideration - \$620.35.
 Jas. C. Campbell)
) Dower - Grantor a woman.
)
 DP 578.)

Conveys same lot described in deed of J. T. Gaston, Judge of
Probate to Etta L. Moose, Book AP , page 179.

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, except the two judgments set out in the body of this abstract.

TAXES

State and County taxes for the years 1929 to 1938 inclusive, are marked paid of record.

City taxes for the years 1929-1938 inclusive, are marked paid of record except the years 1933-34-35 totaling \$48.93.

OPINION

I am of opinion that James C. Campbell is seized and possessed of a reasonably safe and marketable title to the property described in the caption of this abstract, subject however, to the lien of the ~~two~~ *second* judgment, set out in the body of this abstract, ~~the outstanding unrenounced dower in the deed of John B. Rials to Jessie H. Evans, and M. L. Moore,~~ *See note Page 6 -* and the lien for taxes set forth herein.

Columbia, S. C.
April 8th, 1939.

Charles L. Neal
ATTORNEY AT LAW

STATE OF SOUTH CAROLINA,)
)
COUNTY OF RICHLAND.)

E. C. Townsend being first duly sworn, says:

That he is President & Treasurer of E. C. Townsend Co. That there is on record a judgment in favor of E. C. Townsend Co., Agent, against J.C. Campbell, et al, which judgment is entered and dated Dec. 11, 1937 and is recorded as Roll No. 25653 in the office of the Clerk of Court for Richland County. That deponent knows of his own knowledge that the J. C. Campbell, defendant in that action, is a white man, a real estate agent of the City of Columbia, and is not Jas. C. Campbell, colored, the owner of the property designated as 2462 Forest Drive.

E. C. Townsend

Sworn to before me this the)
1st day of July 1939)

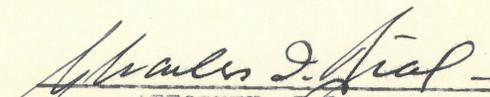
C. B. Stanton (L.S.)
Notary Public for S.C.

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 James C. Campbell 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 287; 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.

Columbia, S. C.

October 3rd, 1939.



ATTORNEY AT LAW