

ABSTRACT OF TITLE

OF

MINNIE WESLEY, GUARDIAN FOR MINNIE CAMPBELL
and
JOHN CAMPBELL

TO

LOT NUMBER 35

WHITE PROJECT

PREPARED BY

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

ABSTRACT OF TITLE

OF

MINNIE WESLEY, GUARDIAN FOR MINNIE CAMPBELL &
JOHN CAMPBELL

TO

All that tract of land, situate, lying and being in Richland County, State aforesaid, containing one-fourth (1/4) acre, fronting on Camden Road fifty-two (52') feet, and running back two hundred eight feet (208'), bounded North by Camden Road, and East, South and West by lands of Geo. L. Dial, the said lot being known as Lot No. 5 from Hampton line.

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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:

21

John C. B. Smith)	Deed - Fee simple, general warranty.
)	Dated April 17, 1874.
to)	Recorded April 25, 1874.
)	Consideration - \$600.00.
Geo. L. Dial)	Dower - Renounced.
)	
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

to

Minnie Wesley, Guardian for
Minnie Campbell and Jno. Campbell

K 338.

) Deed - Fee simple, general warranty.
) Dated January 11, 1876.
) Recorded January 14, 1876.
) Consideration - \$75.00.
) Dower - Renounced.
)
)

Conveys all that tract of land, situate, lying and being in Richland County, State aforesaid, containing one-fourth (1/4) acre, fronting on Camden Road fifty-two feet (52') and running back two hundred eight feet (208'), bounded North by Camden Road, and East, South and West by lands of Geo. L. Dial, the said lot being known as Lot No. 5 from Hampton line.

Proper as to execution and probate.

MORTGAGES

I find no mortgages of record affecting the title to this property.

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LIENS

I find no lis pendens, mechanic liens, judgments or Federal tax liens affecting the title to this property.

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TAXES

State and County taxes for the years 1929 to 1932 inclusive, are marked paid of record. Taxes for the years 1933 to 1938 inclusive, totaling \$41.88 are unpaid.

City taxes for the years 1929 to 1931 inclusive, are marked paid of record. Taxes for the years 1932 to 1938 inclusive, totaling \$46.77 are unpaid.

* * * * *

OPINION

It will be noted that the property was conveyed by George L. Dial to Minnie Wesley, as guardian, some 63 years ago, so it is reasonable to assume that Minnie Wesley is no longer living. If she is living I am of opinion that she is seized and possessed of a reasonably safe and marketable title to the property described in the caption of this abstract, subject to the lien of the taxes herein set forth. However, if she be dead, Minnie Campbell and John Campbell, or their heirs, are seized and possessed of a reasonably safe and marketable title to the property described in the caption of this abstract subject to the lien of the taxes herein set forth.

Columbia, S. C.

April 16th, 1939.

Charles L. Dial
ATTORNEY AT LAW

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

AFFIDAVIT

Personally appeared before me Plumer Taylor of 1324 House Street, Columbia, S. C., who being duly sworn, deposes and says that as far as she knows she was born in the year 1887 and was a sister of John Campbell and Minnie Campbell, and that all three of them were the children of Minnie Wesley Campbell. That Minnie Wesley was the maiden name of her mother and that Minnie Wesley Campbell died many years ago. That Minnie Campbell married Watson and died after the death of her husband about ten years ago leaving no children. That John Campbell her brother, died in 1905, unmarried and leaving no children. That as far as she knows she is the only heir at law of Minnie Wesley Campbell and Minnie Campbell Watson and John Campbell, and is the sole owner of the piece of property containing one-fourth ($\frac{1}{4}$) of an acre fronting on the Old Camden Road now Taylor Street, and which was deeded by George L. Dial to Minnie Wesley, guardian, for Minnie Campbell and John Campbell on January 11, 1876, which deed is recorded in said County and State in deed book "K" at page 338.

Plumer Taylor

Sworn to and subscribed

before me this 11 day of August 1939.

Leggett Bates (LS)
NOTARY PUBLIC IN AND FOR S.C.

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

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)
AFFIDAVIT

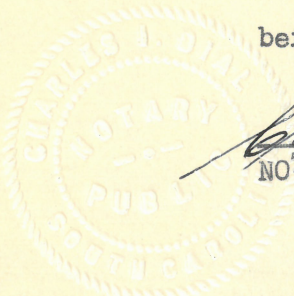
Personally appeared before me Ed Lumpkin, of 1324 Lyons Street, Columbia, S. C., who being duly sworn, deposes and says that he is 68 years old and is the uncle of Plumer Taylor, he being the brother of Minnie Wesley, who married Campbell and is the same as Minnie Wesley Campbell. That the reason for the difference in his name is that his father during slavery times was named Wesley, but was later owned by Lumpkin and the deponent took the name Lumpkin. Minnie Wesley who is Minnie Wesley Campbell had three children named- John Campbell, Minnie Campbell and Plumer Campbell. Minne Wesley Campbell died many years ago leaving no Will and John Campbell died in 1905 unmarried, and leaving no children and leaving no Will. Minnie Campbell moved to New York and married Watson and she had one child but both her husband and her child predeceased her and she died about ten (10) years ago, leaving no Will. That Plumer Taylor who was Plumer Campbell is the only one of the family left, and she is the sole heir at law living of Minnie Wesley Campbell, Minnie Campbell and John Campbell.

Ed Lumpkin

Sworn to and subscribed

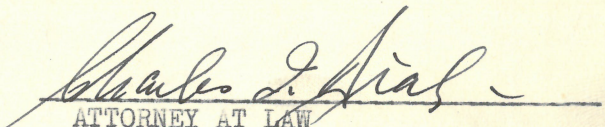
before me this 14th day of August 1939.

Charles I. Dial
NOTARY PUBLIC IN AND 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 Plumer Campbell Taylor 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 190; 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 9, 1939.