

**ABSTRACT OF TITLE**

**OF**

JAMES SANDERS

**TO**

LOT NUMBER 49

WHITE PROJECT

**PREPARED BY**

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



ABSTRACT OF THE TITLE OF

JAMES SANDERS

TO

All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in "Hampton Place," a subdivision of the City of Columbia, County of Richland, State of South Carolina, known and designated as lot No. 61 as appears on a plat of said Hampton Place, made by T. Keith Legare, surveyor and engineer; said plat being recorded in Office of Clerk of Court for Richland County, in Plat Book "C", at page 35; said lot being bounded on north by lot No. 60 whereon it runs one hundred and fifty-eight (158') feet, on east by McDuffie Avenue, whereon it runs fifty (50') feet, on the south by lot No. 62 whereon it runs one hundred and sixty-(160') feet, and on the west by an alleyway whereon it runs fifty (50') feet.



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

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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.

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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.)



H. W. Sligh.

Deed-  
Dated-April 6, 1912.  
Recorded Clerk's Office  
Richland County, S. C.  
Book "AU" page 510.  
Date of Recording-April 18, 1912.

Note: Names of the witnesses to this deed are omitted in the body of the probate, otherwise same is regular. We are of opinion that this irregularity is immaterial.



H. W. Sligh	)	Deed-
	)	Dated-January 4, 1929.
to	)	Recorded in Clerk's Office
	)	Richland County, S. C.
Minnie E. B. Sligh.	)	Book-"DE"-Page 434.
	)	Date of Recording-January 7, 1929.

Consideration-\$5.00

Conveys-Lot No. 61 as shown on plat of "Hampton Place"  
said plat being of record in plat book "C" at page 35. This is the  
property in question.

Fee Simple, full warranty, regular in execution and proof.  
No dower grantee being wife of grantor.



Minnie E. B. Sligh	)	Deed-
	)	Dated-August 23, 1930.
to	)	Recorded in Clerk's Office
	)	Richland County.
James Sanders,	)	Book "DM"-Page 449.
	)	Date of Recording-August 23, 1930.
	)	

Consideration: \$1300.00

All that piece, parcel or lot of land, with improvements thereon situate, lying, and being in "Hampton Place", a subdivision of the City of Columbia, County of Richland, State of South Carolina, known and designated as lot # 61 as appears on a plat of said Hampton Place, made by T. Keith Legare, surveyor, and engineer; said plat being recorded in Office of Clerk of Court for Richland County, in Plat Book "C" at page 35; said lot being bounded on north by lot # 60 whereon it runs one hundred and fifty-eight (158') feet; on east by McDuffie Avenue, whereon it runs fifty (50') feet; on south by lot # 62 whereon it runs one hundred and sixty (160') feet, and on the west by an alleyway whereon it runs fifty (50') feet, being the same premises conveyed to me by deed of H. W. Sligh, dated January 5, 1929 and recorded in Deed Book "DE" at page 434 in Office of Clerk of Court for Richland County.

Fee Simple, Full warranty, regular in Execution and Proof, no dower grantor being a woman.



ENCUMBRANCES

James Sanders ) Mortgage-  
 ) Dated-June 8, 1937.  
to ) Recorded Clerk's Office  
 ) Richland County, S. C.  
Asbill Motor Company. ) Book "HN" page 281.  
 ) Date of Recording-June 9, 1937.

Consideration: \$950.00.

Covers-Lot # 61 on plat Hampton Place, recorded Plat Book  
"C", page 35.

Secures bond for \$950.00 payable 3 years after date with  
interest at 6% - Open of record.

\* \* \* \* \*

T A X E S

State and County taxes for the year 1937 amounting to \$46.46, do  
not appear to have been paid. City taxes for the year 1937 amounting  
to \$33.67 are also unpaid. All other taxes for the past ten years appear  
to have been paid.

\* \* \* \* \*

R E P O R T

I hereby certify that I have made a careful examination of the  
public records of Richland County, South Carolina, and the foregoing  
abstract contains reference to all recorded instruments that affect  
the title to the property in question, and in my opinion JAMES SANDERS  
is seized in fee simple of a good and marketable title subject only  
to his mortgage to Asbill Motor Company, hereinabove set out, and to  
the lien of the State, County and City Taxes hereinabove reported.

Columbia, S. C.

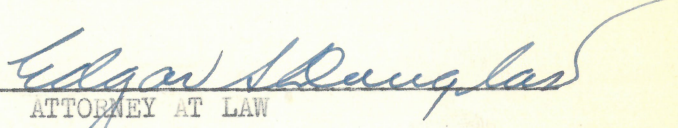
Feb, 28, 1939.

*Edgar S. Douglas*  
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 James Sanders 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 184; that all taxes for the years 1929-1938 inclusive, were 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. 9<sup>th</sup>, 1939.