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ABSTRACT OF TITLE

OF

MARIA REEVES

TO

Lot No. 29, White Section

James F. Dreher, Atty.,
Columbia, S.C.

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01

ABSTRACT OF TITLE

OF

MARIA REEVES

TO

A. All that piece, parcel or lot of land, situate, lying and being in the County of Richland, State of South Carolina, lying East of the City of Columbia, in what is known as the Liberty Hill Section, and fronting upon an alleyway or right-of-way which is an extension of Washington Street, whereon said lot extends 63 feet, 9 inches and which separates it from lot now or formerly of White on the South, being bounded as follows: On the North by lot now or formerly of Boston Parker but more recently of Green; East by lands of Ealey Thompson; South by said alleyway or right-of-way for the use of the adjoining lot owners and separating said lot from lot of White, and West by other property of Maria Reeves.

B. All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in that part of the City of Columbia known as Liberty Hill, County and State aforesaid, at the North-east corner of the intersection of Washington Street and Liberty Hill Alley, said lot being irregular in shape and bounded North by lot now or formerly of estate of Boston Parker, now or Green, whereon it extends 87 feet, more or less; East by other property of Maria Reeves, whereon it extends 50 feet, more or less; South by a public lane or alleyway set aside for the use of the owners of this and other lots adjoining said alley and which separates said lot from the one now or formerly of William White, and extending along said lane or alleyway for 92 feet, 4 inches, more or less; and on the West by Washington Street, Liberty Hill Alley, and by lot formerly of the estate of Boston Parker, now of Green, and measuring upon its Western boundary 32 feet, 3 inches, more or less.

This abstract is prepared by James F. Dreher, Attorney, for the Columbia Housing Authority to which the above described property has been offered for purchase.

Lot No. 3D, White Section.

I. William Wallace, as Trustee of John and Rebecca Wallace,) FSGW deed dated July 6, 1870,
-to-) Recorded April 13, 1908,
Boston Parker.) Deed Book "AR", page 501.
) Properly executed, witnessed
) and probated - no dower
) necessary. Consideration
) \$100.00.

Conveys all that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, East of and near the City of Columbia, marked Lot No. 10 on a plat of 25 acres of land surveyed in January 1870 by A.Y. Lee for Dr. John Wallace. Bounded on the North by the Camden Road; East by lands of Mrs. Thomas Stark and General Wade Hampton; South by a road leading from the Garners Ferry Road to Mrs. J. Singleton, and West by lands of Miss Heidt and D.B. Miller lands. Said lot No.10 hereby conveyed contains 95/100ths of an acre and is bounded North by lands of General Wade Hampton; East by General Wade Hampton and lot No. 11 on said Plat; South by lot No. 11 and a lane which separates it from Lot No. 12, and West by lot No.9.

II. Boston Parker) FSGW deed dated Sept. 20, 18____,
-to-) Recorded Sept. 25, 1884,
Rosa Perkins.) Deed Book "Q", page 172.
) Properly executed, witnessed and
) probated; dower properly renounced
) by Hannah Parker. Consideration
) \$35.00.

Conveys all that lot, piece or parcel of land containing one-fourth acre, more or less, situate, lying and being in the County of Richland, and near to and East of the City of Columbia, and butting and bounding as follows: On the East by lot of London Weston; on the South by public lane set aside for the use of this and other property formerly

belonging to William Wallace, Trustee, and on the North and West by a lot conveyed to me by William Wallace, Trustee, a part of which is the above described lot.

III. William Perkins	)	Deed for an undivided one-half interest in fee simple, with general
-to-	)	warranty, dated June 29, 1917,
Thomas Perkins	)	Recorded July 6, 1917, Deed Book
	)	"BR", page 766. Properly executed,
	)	witnessed and probated. Dower ren-
	)	nounced by Della Perkins. \$25.00
	)	and other valuable consideration.

Conveys: "All my interest in and to that lot of land situate, lying and being in the County and State aforesaid, lying East of the City of Columbia in what is known as the Liberty Hill Section and being bounded as follows: North by lands of estate of Boston Parker; East by lands of Eli Thompson; South by lands of William White, and West by Washington Street and Liberty Hill alley. This being the same land bought by my mother from Boston Parker except two lots which our mother, Rosa Perkins, sold off to Eli Thompson and Elizabeth Sims. This lot is a rectangle in shape being about the same number of feet on its Northern and Southern sides, but being much wider on its Eastern side than on its Western side".

The deed recites: "Whereas, Rosa Perkins departed this life intestate on or about April 29, 1917, leaving as her only heirs-at-law and distributees here two sons, William Perkins and Thomas Perkins, her husband having died more than twelve years ago and her other children having died while minors and not having married; the said Rosa Perkins

not having owed any debts at the time of her death and all of her funeral expenses and expenses of her last illness having been taken care of by her insurance policies and it being desired by William Perkins to convey to Thomas Perkins all his interest in and to the real estate formerly owned by their mother, now", etc.

The deed further recites: "The above described lot of land is the only real property owned by Rosa Perkins at the time of her death and is the only real estate owned in common by William Perkins and Thomas Perkins."

NOTE: If the recitals in the deed that Rosa Perkins died intestate, leaving as her only heirs-at-law William Perkins and Thomas Perkins, are correct, the deed vests a good fee simple title to the property abstracted to Thomas Perkins. The said recitals may be substantiated by affidavits.

At this point in the chain the property herein abstracted and described in the caption as Tracts A and B divide, to become reunited in Thomas Taylor. The two tracts shall therefore be abstracted in separate chains until the final deed of both lots together.

Tract A.

IV. Thomas Perkins	)	FSGW deed dated Dec. 14, 1917,
	)	Recorded Dec. 17, 1917,
-to-	)	Deed Book "BT", page 355.
	)	Properly executed, witnessed and
Ernest Thompson.	)	probated. Dower properly renounc-
	)	ed by Jane Perkins. Consideration
	)	\$150.00.

Conveys all that piece, parcel or lot of land situate, lying and being in the State and County aforesaid,

lying East of the City of Columbia in what is known as the Liberty Hill Section and being bounded as follows, to-wit: North by lands of estate of Boston Parker; East by lands of Eli Thompson; South by right-of-way which is an extension of Washington Street, said lot of land measuring 63 feet, 9 inches, more or less, on this right-of-way, beginning at the corner of this right-of-way and the lands of Eli Thompson, and running in a westwardly direction along said right-of-way; West by lands of grantor. "This being part of the same land bought by Rosa Perkins from Boston Parker and being a part of the same land in which William Perkins deeded his undivided interest to Thomas Perkins by deed dated June 29, 1917, and recorded in the office of the Clerk of Court for Richland County in Book of Deeds "BR", page 766".

V. Ernest Thompson	)	FSGW deed dated Feb. 10, 1926,
	)	Recorded April 8, 1927,
-to-	)	Deed Book "CW", page 257.
	)	Properly executed, witnessed and
Clarence Richards.	)	probated. Dower properly renoun-
	)	ed by Mrs. Laurina Thompson.
	)	Consideration \$400.00.

Conveys the premises described in IV. above.

VI. Clarence Richards	)	FSGW deed dated June 8, 1927,
	)	Recorded Dec. 8, 1928,
-to-	)	Deed Book "DE", page 344.
	)	Properly executed, witnessed and
Thomas Taylor.	)	probated. Dower properly renoun-
	)	ced by Grace L. Richards. Con-
	)	sideration \$200.00.

Conveys the property as described in Tract A in the caption.

TRACT B

VII. Thomas Perkins) FSGW deed dated Mar. 9, 1918
) Recorded March 12, 1918,
 -to-) Deed Book "BT", page 568.
) Properly executed, witnessed
John Hughes Cooper) and probated. Dower properly
) renounced by Janie Perkins.
) Consideration \$200.00.

Conveys all that lot of land with the improvements thereon situate, lying and being in the County and State aforesaid, lying East of the City of Columbia in what is known as the Liberty Hill Section, and being bounded as follows, to-wit: North by estate of Boston Parker; East by lands of Ernest Thompson; South by lands of William White, and West by Washington Street and Liberty Hill Alley. "This being part of the same land bought by Rosa Perkins from Boston Parker and being on record in the office of the Clerk of Court for Richland County in Book of Deeds "J" at page 172, a one-half interest in this land having been conveyed to me by my brother, William Perkins, on January 29, 1917, deed from William Perkins to Thomas Perkins being recorded in the office of the Clerk of Court for Richland County in Deed Book "BR" at page 766."

VIII. John Hughes Cooper) FSLW deed dated Nov. 23, 1819,
) Recorded March 22, 1922,
 -to-) Deed Book "CH", page 536.
) Properly executed, witnessed
Alfred Cooper.) and probated. No dower- see note.
) Consideration \$350.00.

Conveys the property described in the caption as Tract B.

NOTE: To the abstractors own knowledge, the grantor was at the time of this deed and still is unmarried.

IX. Alfred Cooper	)	FSGW deed dated Jan. 14, 1925,
	)	Recorded Jan. 26, 1925.
-to-	)	Deed Book "CQ", page 312.
	)	Properly executed, witnessed
Thomas Taylor.	)	and probated. No dower - see note.
	)	Consideration \$250.00.

Conveys the property described in the caption as Tract B.

NOTE: In the dower form on the recorded deed is written the word "Unmarried". Abstractor can probably obtain an affidavit to the effect that Alfred Cooper was unmarried at the date of this deed.

TRACTS A AND B

X. Thomas Taylor	)	FSGW deed dated Nov. 21, 1934,
	)	Recorded Nov. 24, 1934,
-to-	)	Deed Book "DY", page 24.
	)	Properly executed, witnessed and
Maria Reeves	)	probated - dower properly renounced by Susan Ames Taylor.
	)	Consideration \$450.00.

Conveys the property described in the caption.

ENCUMBRANCES

We find no mortgages, judgments, lis pendens, mechanics liens, or other liens, on or affecting the title to this property.

TAXES

The property herein abstracted is subject to the lien of State and County taxes in the amount of \$19.69 and to the lien of City taxes in the amount of \$36.44.

OPINION

In so far as the records and indices of Richland County show, I am of opinion that Maria Reeves has a good, fee simple, marketable title to the premises herein abstracted, subject to the lien of the State, County and City taxes set out above.

Attorney at Law.

June _____ 1939.

SUPPLEMENTAL REPORT.

The following links have been added to the chain of title included in the original abstract of the property of Maria Reeves:

XI. Ex Parte:)	
The Housing Authority of)	
the City of Columbia, S.C.)	
	)	Judgment Roll No.26656,
In re:)	
Condemnation of lands of)	
Maria Reeves.)	

The above entitled proceeding was brought by The Housing Authority of the City of Columbia, S.C. to acquire title to the lands of Maria Reeves under its condemnation powers as prescribed in Act No. 783 of the South Carolina statutes of 1934. The proceeding was proper and title to the property described in the caption is placed in The Housing Authority of the City of Columbia under this proceeding and the Clerk's deed abstracted below.

XII. C. E. Hinnant, Clerk of the	)	Clerk's deed dated Sept.25,1939
Court of Common Pleas and	)	Recorded September 25,1939,
General Sessions for Rich-	)	Deed Book "DA", page 297.
land County,	)	Properly executed, witnessed and
	)	probated. Consideration the
-to-	)	premises and \$2226.00 paid
	)	to grantor.
The Housing Authority of the)	
City of Columbia, S.C.)	

Conveys the premises described in the caption.

The deed recites the proceeding abstracted above

as XI.

SUPPLEMENTAL OPINION

As far as the records and indices of Richland County show, I am of opinion that The Housing Authority of the City of Columbia, S.C. has a good, fee simple, marketable title to the premises described in the caption.

James F. Decker
Attorney at Law.

October 14 1939.