

USHA-424
5-12-38
LEGAL

Ex-1-210

CITY Columbia, S. C.

PROJECT S.C.-2-1

Address 1419-1419-1/2 Dials Alley

Parcel No. 2223

No. of Buildings 2 Principal

Lot No. _____ Block No. _____

Zoning Commercial

Dimensions 52x270

Use Residential

Area Sq. Ft. 14,440

(If special purpose explain in "Remarks")

REMARKS: _____

	<u>DATE</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
APPRAISAL -	19 <u>32</u>	\$ <u>390.00</u>	\$ <u>80.00</u>	\$ <u>470.00</u>
Assessment -	19 <u>38</u>	\$ <u>100.00</u>	\$ <u>100.00</u>	\$ <u>200.00</u>
Tax Appeal -	19 _____	\$ _____	\$ _____	\$ _____
Monthly Rental-\$	<u>2 dwg. @ \$2.00 each</u>			

REMARKS: _____

CERTIFICATION: We, the undersigned, do hereby certify to the Housing Authority of the City of Columbia that we have carefully inspected the property herein described, that to the best of our knowledge and belief the information contained in this report is correct; that we have no personal interest, present or prospective, in the property referred to; and that the within appraisal represents the fair value of the property, according to accepted standards of appraisal practice.

This appraisal is based upon the following conditions:

We have accepted the information regarding the description of the land furnished by you as being correct.

We have appraised the property as a whole, and have not taken into consideration any liens, mortgages or other indebtedness.

APPRAISERS:

W. H. Gray
John C. Smith

Address

Columbia, S. C.
Columbia, S. C.

DATE:

Jan 18, 1939

CITY Columbia, S. C.

PROJECT SC-2-1

Parcel No. 22 23

Address 1419-1419-1/2 Dials Alley

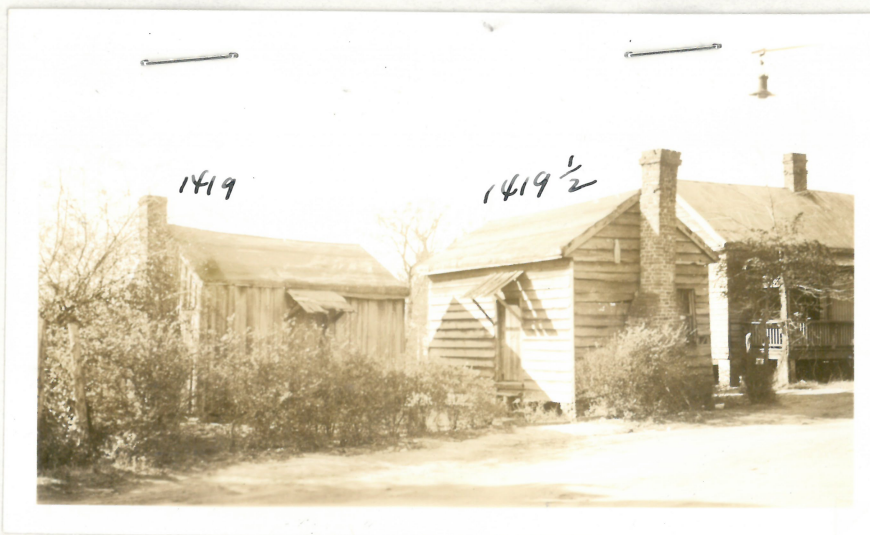
Occupied by Owner: Yes _____ No X

DESCRIPTION OF IMPROVEMENTS

- | | |
|--|---|
| 1. No. of Stories <u>1</u> | 7. Construction <u>Plank & Weatherbd.</u> |
| 2. Cellar <u>None</u> | 8. Foundation <u>Brick Piers</u> |
| 3. No. of Rooms <u>1</u> | 9. Heat <u>Fireplaces</u> |
| 4. Condition: <u>G</u> <u>F</u> to <u>P</u> | 10. Light <u>None</u> |
| 5. Age <u>Est. 30 years</u> | 11. Plumbing <u>None</u> Bath <u>None</u> |
| 6. Vacancies <u>Occupied @ \$2.00 each</u>
<u>monthly</u> | 12. Garage <u>None</u> |
| | 13. Other Bldgs. <u>None</u> |

REMARKS: Dwellings are practically identical

APPRAISAL: \$40.00 each - Total \$80.00



NOTE: If a number of houses are located on one parcel and are practically identical note and check information as one house. If houses vary materially, use additional No. 2 sheets.

CITY Columbia, S. C.

PROJECT S. C. 2-1

LEGAL DESCRIPTION (Parcel No. 22)

(As furnished by Records of Richland County)

All that piece, parcel and tract of land, lying and being in the State and County aforesaid, a part of the Starke place on Camden Road, directly East of the City of Columbia, S. C., said piece of land contains one-fourth ($1/4$) acre, bounded on the North by Richard Jones, on the South by Geo. L. Dial, on the East by an alley the property of Geo. L. Dial, said lot fronts on said alley fifty-two feet two inches ($52'2''$), on the west by Peter Davis, said lot measuring from East to West two hundred eight feet eight inches ($208'8''$).

OFFER OF SALE OF LAND

No. 22 23

In consideration of the sum of one dollar (\$1) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged the undersigned (hereinafter called the "seller"), being the owner thereof, hereby offers and agrees to

sell and convey to the Housing Authority of the City of Columbia, S.C. (hereinafter called the "Local

Authority") or its assignee or nominee the following-described property, located in the city of Columbia

county of Richland, State of South Carolina

All that piece, parcel and tract of land, lying and being in the State and County aforesaid, a part of Starke place on Camden Road, directly east of Columbia, S. C., containing 1/4 of an acre, bounded North by Richard Jones, South by property of Geo. L. Dial, on the East by an alley, the property of Geo. L. Dial, said lot fronting on said alley 52'2", on the west by Peter Davis; said lot measuring East to West 208'8";

upon the following terms and conditions:

Upon closing, the seller shall convey to the Local Authority or its assignee or nominee by general warranty deed a good and marketable fee-simple title thereto, together with all improvements, hereditaments, and appurtenances thereunto belonging, free and clear of all liens (except liens for current taxes and assessments), easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing or inchoate with proper release of dower, curtesy, and waiver of homestead rights, if any, together with all of his rights, title and interest in and to any streets or alleys adjoining or abutting thereon. Taxes and assessments shall be adjusted as of the time of closing. Possession shall be delivered to the Authority at the time of closing.

The total purchase price shall be \$ 375.00. All expenses of examination of title and of preparation and recording the deed shall be paid by the Local Authority. Payment of the purchase price shall be made upon transfer of title to the Local Authority.

This offer shall be irrevocable for a period of 120 days from the date hereof and shall remain in force thereafter until terminated by the seller. Such termination may be effected at any time after the expiration of such 120 day period by seller giving 30 days' prior written notice to the Authority of such termination. In accepting this offer the Local Authority shall endorse its acceptance hereon and mail notice thereof to the seller at the address specified below. The Local Authority shall specify the place and time of closing, which shall be not more than 60 days after the date of acceptance. The seller agrees that this offer shall not be revokable and that he will not sell, mortgage, encumber, or otherwise dispose of such property or any part thereof prior to said expiration date, except to the Local Authority. This agreement shall be binding upon the seller and his heirs, executors, administrators, successors, and assigns.

Notwithstanding the prior exercise of this offer, the Local Authority in lieu of completing the purchase of said premises may, at any time prior to closing, proceed to acquire the same by condemnation. The seller agrees, as an independent stipulation, which shall survive the expiration or cancellation of this offer, to such condemnation upon the payment of just compensation, which shall be the purchase price above stated, which price the seller hereby declares to be the fair market value of said premises, inclusive of every interest therein.

Loss or damage to the property by fire or casualty shall be at the risk of the seller until title has been conveyed to the Local Authority.

Signed, sealed, and delivered in the presence of:

Shellie Bennett
2035 7 ave nyc.

APPROVED:

By.....

ACCEPTED:

.....
(Local Authority)

By.....

23 June 1939
Rachel Taggart
c/o Bennett
Address 2035-7th Ave. N.Y.C.

..... [SEAL]

Address.....

..... [SEAL]

Address.....

..... [SEAL]

Address.....