

USHA-424
5-12-38
LEGAL

CITY Columbia, S. C.

PROJECT SC-2-1

Address 2509 Washington St.

Parcel No. 32 34

No. of Buildings 1

Lot No. _____ Block No. _____

Zoning Commercial

Dimensions 30 x 309 60 x 150'

Use Residential

Area Sq. Ft. 10,890

(If special purpose explain in "Remarks")

REMARKS: _____

	<u>DATE</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
APPRAISAL -	19 <u>39</u>	\$ <u>500.00</u>	\$ <u>400.00</u>	\$ <u>900.00</u>
Assessment -	19 <u>38</u>	\$ <u>100.00</u>	\$ <u>300.00</u>	\$ <u>400.00</u>
Tax Appeal -	19 _____	\$ _____	\$ _____	\$ _____
Monthly Rental -	\$ <u>Vacant - not tenatable</u>			

REMARKS: From boundaries apparently this parcel utilizes the
frontage shown for both parcels Nos. 32 and 33 and it is so
valued. House appears to split line between Parcels # 32 and 33 as
set forth in legal description

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 in-
terest, present or prospective, in the property referred to; and that the
within appraisal represents the fair value of the property, according to ac-
cepted 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. Greener

Address Columbia, S. C.

John B. Smith

Columbia, S. C.

DATE: Jan. 23, 1939

CITY Columbia, S. C.

PROJECT SC-2-1

Parcel No. ~~132~~ 34

Address 2509 Washington St

Occupied by Owner: Yes _____ No X

DESCRIPTION OF IMPROVEMENTS

1. No. of Stories 1
2. Cellar None
3. No. of Rooms 6
4. Condition: G F P very
5. Age Est. 25 years
6. Vacancies Not tenantable

7. Construction Weatherboard
8. Foundation Brick Piers
9. Heat Fireplaces
10. Light None
11. Plumbing None Bath None
12. Garage None
13. Other Bldgs. Fr. surface toilet
in poor condition

REMARKS: House has been vandalized and apparently vacant for
some time - structurally, however, this house could be
economically repaired

APPRAISAL: \$400.00



PH



NOTE: If a number of houses identical note and ch materially, use additional No. 2 sheets.

CITY Columbia, S. C.

PROJECT SC 2-1

LEGAL DESCRIPTION (Parcel No. 52)

(As furnished by Records of Richland County)

All that piece, parcel, or lot of land, containing one-fourth (1/4) acre, more or less, situate, lying, and being on the extension of Washington Stree on which it fronts, near the City of Columbia, County of Richland, State of South Carolina, being bounded on North by lot of Mrs. J. C. B. Smith, Estate; on the East by lot of Estate of Solomon Green, on south by side extension of Washington Stree, and west by lot of Maria Johnson.

Parcel 34
17m 4
7/18/39

OFFER OF SALE OF LAND

No. 32

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 or lot of land containing one-fourth (1/4) of an acre, more or less, situate, lying and being on the extension of Washington Street on which it fronts, near the City of Columbia, County of Richland, State of South Carolina, being bounded on North by lot of Mrs. J. C. B. Smith estate; on the East by lot of Estate of Solomon Green, on South by side extension of Washington Street, and on the West by lot of Maria Johnson

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 right, 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 \$ 700.00. 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 revocable 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 cancelation 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:

Irene Payne

Timothy Payne

APPROVED: **U. S. H. A.**
H. TUDOR MORSELL
Director Land Review

By Date 7/18/39 By V. M. H.

ACCEPTED:

The Housing Authority of the City of Columbia, S.C.

(Local Authority)

By Chairman

May 24, 1939

Pair Carter [SEAL]

Address 2335 Jefferson St

W. L. L. L. L. [SEAL]

Address 2720 Ridge Ave.

[SEAL]

Address

[SEAL]

Address