

ABSTRACT OF TITLE

OF

SAMUEL WOODSON

TO

LOT NUMBER 55

WHITE PROJECT

PREPARED BY

EDGAR S. DOUGLAS
ATTORNEY AT LAW
COLUMBIA, S.C.

ABSTRACT OF TITLE

OF

SAMUEL WOODSON

TO

All that lot of land with the improvements thereon, situate and being on the west side of McDuffie Avenue, between Marshall Street and Taylot Street in the City of Columbia, County and State aforesaid, fronting twenty-four (24') feet on McDuffie Avenue and running back therefrom in parallel lines ninety-six (96') feet and being a portion of lot No. 67 on a plat recorded in the Office of Clerk of Court for Richland County in Plat Book "C" at page 35, and being bounded and described as follows: on the north by lot No. 66 on said plat whereon it measures ninety-six (96') feet, more or less; on the east by McDuffie Avenue on which it measures twenty-four (24') feet, on the south by property of Celeste D. Park on which it measures ninety-six (96') feet, more or less, and on the west by lot of A. M. Deal on which it measures twenty-four (24') feet.

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

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.

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.)

Columbia Real Estate)
and Insurance Agency,)
to)
Letty David.)
DEED-
Dated-August 12, 1912.
Recorded Clerk's Office
Richland County, S. C.
Book "AU" page 575.
Date of Recording-August 13, 1912.

Consideration: \$1100.00.

Conveys: Lots Nos. 67 and 68 on plat of "Hampton Place", recorded in Plat Book "C" at page 35.

Embraces lot in question.

"This conveyance is made subject to the following conditions and restrictions: That the property herein described is not to be sold, rented or otherwise disposed of to persons of African descent. In the event of a violation by the grantee, her heirs or assigns of the foregoing conditions and restrictions the title to the said property shall revert to the grantor, except as against lien creditors."

Fee Simple, full warranty, regular in execution and proof. No renunciation of dower, the grantor being a corporation.

Letty David) DEED-
) Dated-April 17, 1914.
to) Recorded Clerk's Office
) Richland County, S. C.
B. F. David) Book "BI" page 429.
) Date of Recording-April 17, 1914.

Consideration: \$5.00 and other consideration.

Conveys-Lots Nos. 67 and 68 on plat of "Hampton Place,"
recorded in Plat Book "C" page 35.

Embraces property in question.

Fee Simple, full warranty, regular in execution and proof.

No renunciation of dower, the grantor being a woman.

B. F. David) DEED-
) Dated-November 4, 1914.
to) Recorded Clerk's Office
) Richland County, S. C.
Aaron David.) Book "BM" page 199.
) Date of Recording-November 4, 1914.

Consideration: \$5.00 and other consideration.

Conveys-Lots Nos. 67 and 68 on a plat of "Hampton Place"
recorded in Plat Book "CM" page 35.

Embraces property in question.

Fee Simple, full warranty, regular in execution and proof.

No renunciation of dower, grantor being a bachelor.

Eva Edmonds David) DEED-
) Dated-January 9, 1920.
to) Recorded-Clerk's Office
) Richland County, S. C.
Pierre F. LaBorde) Book "CM"-page 240.
) Date of Recording-March 3, 1920.

Consideration: \$5.00 and other consideration.

Conveys: Lots nos. 67 and 68 on a plat of "Hampton Place," recorded
in Plat Book "C" at page 35.

Embraces the property in question.

Fee simple, full warranty, regular in execution and proof. No
renunciation of dower, the grantor being a woman.

Pierre F. LaBorde) DEED-
) Dated-January 12, 1923.
 to) Recorded Clerk's Office
) Richland County, S. C.
 A.M. Deal.) Book "CJ" page 589.
) Date of Recording-January 20, 1923.

Consideration: \$5.00 and other consideration.

Conveys: Lots nos. 67 and 68 in "Hampton Place," as shown on a plat recorded in Plat Book "C" at page 35, bounded north by McDuffie Avenue; whereon they front one hundred (100') feet; on south by Marshall Street whereon it measures one hundred and seventy-two (172') feet, and west by a ten foot alley whereon they measure one hundred (100') feet .

Embraces lot in question.

NOTE: The northern boundary is given as McDuffie Avenue, whereas the northern boundary should be lot No. 66. Inasmuch as the lots are conveyed by number on a recorded plat we think this error may be disregarded.

Fee Simple, full warranty, regular in execution and proof.

Dower renounced.

A. M. Deal) DEED-
) Dated March 2, 1936.
to) Recorded Clerk's Office
) Richland County, S. C.
Celeste D. Park.) Book "EA" page 179.
) Date of Recording-March 6, 1926.

Consideration: \$400.00

All that piece, parcel or lot of land, situate, lying and being in Hampton Place, formerly a suburb but now a part of the City of Columbia, in the County of Richland, State of South Carolina, being known as a part of lot 67 on a plat recorded in Office of Clerk of Court for Richland County, in Plat Book "C" at page 35 and being bounded and described as follows: on the north by lot 66 ~~and~~ on said Plat whereon it measures ninety-six (96') feet, more or less; east by McDuffie Avenue, whereon it measures fifty(50') feet; south by lot 68 as shown on said plat and west by other lands of grantor, whereon it measures fifty (50') feet; said tract of land being a portion of lot 67 formerly conveyed to grantor by Perry F. LaBorde by his deed dated January 12, 1923 and recorded in Clerk's Office for Richland County in deed book "CJ" page 589.

Fee simple, full warranty, regular in execution and proof. Dower Renounced.

NORE: The above lot embraces the property in question.

Celeste D. Park

to

Samuel Woodson.

) DEED-
) Recorded Deed Book "EQ" page 73.
) Consideration: \$900.00.
) Dated-July 21, 1939.
) Date of Recording-August 4, 1939.
)
)
)

Conveys: Identical lots described in caption hereof.

Fee simple, full warranty, regular in execution and proof.

Now dower grantee being a woman.

ENCUMBRANCES

Celeste D. Park)
) MORTGAGE*
to)
) Recorded in Mortgage Book "HE" page 45.
) consideration: \$600.00.
R. E. Carwile.)
) Warranty Mortgage.
) Dated May 8, 1939.
) Dower-Woman.
) Date of Recording May 9, 1939.

Covers-Inter Alia, lot in question.

Secures bond for \$600.00 payable \$50.00 Jan. 1, 1938, \$50.00
January 1, 1939, \$50.00 on Jan. 1, 1940, \$50.00 on Jan. 1, 1941, and
the balance of \$400.00 on Jan 1, 1942, interest at 6% per annum.
Payable semi-annually.

Open of record.

ENCUMBRANCES

Samuel Woodson) MORTGAGE-
to) Recorded Mortgage Book "JC" page 96.
Celeste D. Park) Dated- July 21, 1939.
) Consideration: \$600.00.
) Date of Recording-August 4, 1939.
)

Covers-the property in question.

Secures bond for \$600.00 payable \$10.00 per month with
interest at 7%.

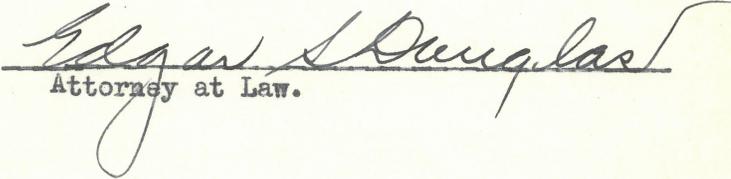
Open of record.

TAXES

All State, County and City taxes are marked paid of record for the past ten (10) years through the year 1938.

REPORT

I hereby certify that I have made a careful examination of the public records of Richland County, S. C., and the foregoing abstract contains reference to all recorded instruments that affect the title to the property in question, and in my opinion Samuel Woodson is seized in fee simple of a good and marketable title, subject only to the lien of the mortgage of R. E. Carwile above set out and to the lien of the mortgage of Celeste D. Park above reported.



Attorney at Law.

Columbia, S. C.

August 9, 1939.

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 Samuel Woodson 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 194; 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.

Sept 9th, 1939.