

1963.

APPROVAL, BONDS OF MOSCOW CONSOLIDATED RURAL SCHOOL DISTRICT, CLERMONT COUNTY—\$54,000.00.

COLUMBUS, OHIO, June 11, 1930.

Retirement Board, State Teachers Retirement System, Columbus, Ohio.

1964.

APPROVAL, ABSTRACT OF TITLE TO PREMISES OF EDWARD R. JACOBS IN COLUMBUS, FRANKLIN COUNTY, OHIO.

COLUMBUS, OHIO, June 11, 1930.

State Office Building Commission, Columbus, Ohio.

GENTLEMEN:—There has been submitted for my examination and approval, an abstract of title, certified by the abstracter under date of June 6, 1930, covering certain premises located in the city of Columbus, Franklin County, Ohio, and being more particularly described as being the south half of inlot No. 115 in the city of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof in Deed Book "F", page 332, Recorder's Office, Franklin County, Ohio.

Upon examination of said abstract of title, I find that Edward H. Jacobs has a good and indefeasible fee simple title to the above described premises, subject only to the inchoate dower interest of his wife, Mary Elizabeth Jacobs and to the following liens and encumbrances:

(1) On August 18, 1928, said Edward H. Jacobs and his wife, Mary Elizabeth Jacobs, executed a mortgage deed to the Guarantee Title & Trust Company to secure the payment of a certain promissory note of even date therewith in the sum of \$16,000.00 payable in installments as follows: \$660.00 due and payable on the first day of June, 1929; \$800.00 due and payable on the first day of June, 1930; \$800.00 due and payable on the first day of June, 1931; \$800.00 due and payable on the first day of June, 1932; and \$12,940.00 due and payable on the 17th day of August, 1933, with interest at 6¼% per annum, payable semi-annually.

On August 22, 1928, said mortgage and the deeds secured thereby were sold, assigned and transferred to the Midland Mutual Life Insurance Company of Columbus, Ohio, which company is now the owner and holder of said note and mortgage. This mortgage is not satisfied of record and the same to the extent of the amount remaining unpaid upon the note secured thereby, together with the interest thereon at the stipulated rate is a lien upon the above described property.

(2) No part of the taxes for the year 1929 have been paid, and the taxes for said year, together with the penalty imposed for the non-payment of the first half of said taxes amounting in all to the sum of \$378.92, are a lien upon said property. The taxes for the year 1930, the amount of which is as yet undetermined, are likewise a lien upon said property.

(3) There is a balance of \$91.42, with interest thereon at 5½% remaining unpaid upon the assessment for the improvement of Front Street. Said assessment to the extent of the balance unpaid thereon is a lien upon this property. Of the balance of