



*48 Meeting Street
The First Baptist School*

*Brittany Lavelle
MSHP College of Charleston/Clemson University
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Table of Contents

| | |
|---|----|
| <i>Introduction</i> | 3 |
| <i>The Walled City of Charles Town</i> | 4 |
| <i>A Walk Down Old Church Street</i> | 6 |
| <i>48 Meeting Street: An Architectural Survey</i> | 10 |
| <i>A Quiet History</i> | 13 |
| <i>Home of the Charlestonian Elite</i> | 25 |
| <i>Wharfs, Lanes, and Waterways</i> | 25 |
| <i>Prominent Players of the Past</i> | 29 |
| <i>Closing</i> | 33 |
| <i>Bibliography</i> | 34 |
| <i>Appendix</i> | 39 |

Introduction

The city of Charleston, South Carolina is one of the nation's finest examples of America's colonial past. A living city that has incorporated historic construction and tradition into its everyday life, each street is lined with traces of the victories and defeats of a 300-year-old city that millions travel to experience each year. Each street, lane and alley almost serve as extensive branches of a larger family tree, as family lineages and younger generations by centuries still hold proud the homes and business their ancestors created and developed along the young coastline and lush lands of the peninsula. Behind each door lie stories of families, of natural disasters and wars, and of architectural progression and preservation. The historical discoveries of America's best-preserved city are endless.

The research and information compiled in this paper is the result of the desire to uncover and understand the records and documents surrounding the existence of England's only walled city in America and perhaps more actually determine locations of the bastions and fortifications that defined the blockaded settlement of Charles Town. Assigned by Katherine Saunders, adjunct professor for the Clemson/College of Charleston Program in Historic Preservation, this paper examines the history behind a property and its inhabitants believed to have been located on or near Colleton Bastion of the original Walled City of Charles Town in the early 1700s. This is the history of 48 Meeting Street, a building that is often overlooked and unnoticed.

This paper is written to expose the roles the inhabitants and owners of 48 Meeting Street played in the history of Charleston and how important their existence had in the definition and progression of life in the Holy City throughout the centuries. It discusses the architectural development and family ownership that possessed 48 Meeting Street from its origins as an original lot granted by King Charles II's Lord Proprietors to becoming one of the largest residences in the city and home to the First Baptist School. On a street covered by significant structures on both a state and national level, from the Nathaniel Russell House and First Scots Presbyterian Church across the street to St. Michael's and the Calhoun Mansion flanking the property on either side, this paper is written to showcase a building frequently lost in the shadows of its prominent neighbors and bring to light its significance and worthy history, not just in the time period of the Walled City of Charles Town, but also in the generations that followed. Before one can truly understand the history behind 48 Meeting Street, one must be familiar with the history of the Holy City and the neighborhood in which the structure resides.

The Walled City of Charles Town

Charleston, South Carolina began as a piece of uncharted territory, fertile land shaped by winding waterways and a lush coast line untouched by the civilized hand. This land soon became the desire of foreign influence, and in 1663, King Charles II of England granted land known as Carolina to eight of his proprietors, many of whose names can still be seen through the towns and counties of the Charleston area today. By the 1690s, this southern peninsula had already welcomed its first colonists and was divided into lots, granted to those appointed by the King's Lord Proprietors. These lots

defined the urban design of the town's original streetscape, creating the foundation of Charleston's city plan as we see today. (Fig. 1)

As the most southern English capital in colonies and the constant threat of the nearby by Spanish and French, by 1704 Charles Towne became the only English walled city in North America.¹ (Fig. 2) Built to protect the most intensely developed area of the colony, these walls bounded Charles Town for the first fifty years of its existence and controlled the societal and architectural development. As the need for the city's fortifications declined, the walls were taken down and by 1740, Charles Town was once again a peninsula able to expand and progress to the lands once ostracized by the brick blockades. Waterways were filled in, new streets were added, population increased and Charles Town was on its way to becoming a city.

The site of Revolutionary and Civil War combats, national political victories and some of the country's first historic preservation movements, Charleston is known for its architectural prestige, southern tradition and historic richness. Wars, fires and hurricanes have consistently defined Charleston's landscape since its initial settlement in the late 1600s. City blocks have burned to the ground, canon balls have impaled church steeples and hurricanes have gutted antebellum mansions. No matter the disaster, devastation or dispute, however, Charleston has always regrouped and rebuilt. Now a city of over 90,000², dark alleys, narrow lanes and main thoroughfares serve as daily reminders of those who created a foundation for this city. Houses, commercial buildings and religious structures stand as evidence of the hard work of those men and women who have roamed

¹ Butler, Nic. "Rediscovering Charleston's Colonial Fortifications." Walled City Task Force. 2010. <http://walledcitytaskforce.org/>.

² Poston, John. *The Buildings of Charleston: A Guide to the City's Architecture*. Columbia: University of South Carolina Press. 1997. 30.

the same streets, walked the same sidewalks. Charleston's history, although tumultuous and consistently threatened by modern development and a city ranked at the top of several national attraction lists, has propelled this city into an international destination of rich national significance and prominence.

Today, researchers, historians and archaeologist are consistently searching for information and clues on the several locations of the elements of the Walled City of Charles Town. A groundbreaking discovery on South Adger's Wharf in 2008, after street workers questioned the existence of brick underneath the streetscape, exposed one of the original bastions in the Walled City of Charles Town has only propelled interests even more. In a city that prides itself on historic documentation and appreciation, there are still unanswered questions and unknown facts surrounding the history of Charleston.

A Walk Down Old Church Street

"Westward upon the Great Street that leadeth from the Oyster Point to the Market Place"³

Before Easter of 1723, present day Meeting Street was recorded exactly as seen above: a large street that runs from the southern tip of the peninsula to the common market. Just as it is today, it was used as a main thoroughfare of the Charles Town, laid out as one of the "great streets" by Lord Shaftesbury in 1672. References to the street varied during this time and it wasn't until about 50 years later that "The Great Street that Runneth from Ashley River to the Market" was finally given a name.⁴ With the construction and use of St. Philip's church on the road in the early 1720s, approximately

³ Copy of Act No. 162 "An Act for settling a Watch in Charles Town and for preventing of Fires, Section 20, October 8, 1698. *Statues at Large of South Carolina*. From vertical files located at the South Carolina Room. Charleston County Public Library. Charleston, SC.

⁴ Scottish Rite California. "Charleston Streets." http://www.scottishritecalifornia.org/charleston_street's_continued.htm.

where St. Michael's sits today, this roadway was briefly called Church Street until after the church was moved. Once the church was relocated to what is now present-day Church Street, deeds, records and maps refer to the street as Old Church Street and in mid 1700s, explained as the road leading past the Meeting House of the Independent Congregational Church, it was renamed as Meeting Street.⁵

Because Meeting Street travels from the southern most tip of the peninsula into the adjacent city limits north of downtown, the neighborhoods and areas of Meeting Street are quite diverse. The area "South of Broad" on Meeting Street is known for being the home of the prominent, wealthy and sophisticated families of old Charleston, lined with historic houses and mansions shadowed by the century-old, romantic landscapes. Home to the Calhoun Mansion, owned by John C. Calhoun's grandson, the Four Corners of the Law at the intersection of Broad and Meeting Streets, the Gibbes Museum of Art and St. Michael's church, Meeting Street is lined with significant structures and residences associated with the history of politics, commerce, religion and art. From architectural giants such as the Mills House Hotel to nationally recognized residences like the Nathaniel Russell House, it is easy for one to bypass those buildings not marked, not as big or hidden in the shadows of its neighbor.

When looking at maps of the Walled City of Charles Towne, the west wall of the fortification ran parallel and almost over the roadway that is now Meeting Street. According to transaction documents of the Huguenot Society in Charleston, Isaac Caillabeuf acquired lots 308, 309 and 310 "on the east side of Meeting Street, facing the

⁵ Butler, Nic. Walled City Task Force. 2010.

Wall.”⁶ Lot 309, today 48 Meeting Street (*Fig. 3*), if within the original secured city, could have been facing the south wall or the west wall, as the property ran to the edge of Vanderhorst Creek, present-day Water Street, and potentially to the corner where the south wall met the west boundary. There is also a chance that these lots were outside of the Walled City, as most of the land surrounding Vanderhorst Creek was low marshlands, an undesirable topography for construction. Historic maps show that this terrain and waterway as immediately outside the west wall. After Vanderhorst Creek Street was filled in and the wall taken down during the mid 1700s, the low, marshland of Water Street became engulfed by landowners and real estate developers.

Whether the land of 48 Meeting Street was inside the secured city or outside looking in, its history, story and experiences through the past 300 years makes it worthy of recognition. Architectural documentation and residents’ records are severely lacking for this property and structure. Exterior imagery and interior descriptions are almost missing and hardly any directly acknowledge the existence of the structure or land. (*Fig. 4*) The Nathaniel Russell House sits directly across the street at 51 Meeting Street, recognized as America’s finest example of Neoclassical domestic architecture and now owned by Historic Charleston Foundation. Diagonal at 57 Meeting stands First Scots Presbyterian Church with its flanking towers, Tuscan columns and ornate stained glass, and just a few houses down at 59 Meeting Street, the sidewalk is absorbed by the massive Greek piazzas that extend to the street. The three-story structure at 48 Meeting Street has gone unnoticed in Charleston books, newspapers and even photographic reports of the neighborhood and can’t help but be overshadowed by the surrounding architectural

⁶ Van Ruymbeke, Bertrand. *The New Babylon to Eden: The Huguenots and Their Migration to Colonial South Carolina*. Columbia: University of South Carolina Press, 2006. 197.

landmarks. Meeting Street is home to some the city's most significant architecture and at the corner of Meeting and Water Streets, sits just one of the hundreds of residences that define the historic district.

48 Meeting Street: An Architectural Survey

A 1958 *The New and Courier* article, “Do You Know Your Charleston?” declared 48 Meeting Street was one of the largest residences in the city.

Known for its “dancing” third story piazza floor due to the arrangement of the floor joists underneath, today, a three-story, stuccoed masonry dwelling located on original Lot 309 of the “Grand Modell” of Charles Town has undergone many alterations and renovations since its original construction in the mid 1800s and the earthquake of 1886. Always serving as a private, single family dwelling before the structure’s transformation into a school in the 1960s, this side hall passage, Charleston single house is situated on the northern edge of a rectangular lot whose broad, west frontage borders Meeting Street. The principal entrance is on the shorter, Meeting street side and sits right at the sidewalk’s edge on the north corner of the west façade. The structure is elevated above the street by a one-foot cellar with one square window lighting the north side of the exposed cellar exterior. A marble staircase ascends three steps from the Meeting Street sidewalk to an enclosed portico, topped with a thick, simple frieze and protruding cornice running the length of the single door. Two square columns hold up the roof of the portico of the recessed doorway and a square transom accentuates the top of the narrow door.

South of the portico are two, one over one, double hung windows topped with thick, rectangular headers. Shutters have been removed and the second and third floors repeat the pattern of the ground floor, except that there is an additional window above the front door. A thick beltcourse, uniform with the color and material of the entire exterior, runs between each floor. A basic cornice forms the closed pediment of the attic story and

steeply pitched, gabled roof. In the center of the gable, are two adjoining smaller square windows, both six over six, double hung.

On the garden, or the south façade, the house is dominated by a three-story, six bay enclosed piazza that extends $\frac{3}{4}$ of the length of the house. This section is enclosed by two, six over six windows between each bay. Beyond the 6th bay, the piazza turns north on a right angle one bay and proceeds along south façade three bays. This section of the piazza is also three stories, except the last bay has been enclosed in stucco to accommodate an entrance on the east wall of the structure (see image attachments). This section is enclosed by three, six over six windows between each bay. The piazza contains fluted columns to separate the groups of fenestration and bulbous-shaped balusters along a molded handrail, backed by wooden paneling, strengthen the horizontal lines running along the south façade. There is no exterior entrance to the piazza, as this section of the home has been renovated to utilize its space in the interior floor plan. There is evidence of a door once located in place of the 4th bay of the ground floor in the western section of the south façade piazza.

At the rear of the lot, the east façade contains a modern entrance below the piazza with an awning. There is a six over six window located on the third floor above this entry and smaller one over one window in the attic story of the open-pedimented gable.

On the north façade, fenestration is scattered throughout the three-story structure. Starting from the east end moving west, the third floor contains nine, six over six windows spread out almost evenly throughout the length of this façade. This pattern is repeated on the second story with the exception of a smaller, square six over six window beneath the seventh bay and no window beneath the eighth. The first floor fenestration is

quite different. Although the ground floor first two windows are imitated from the floor above, there is no window underneath the third bay and there is a modern door and awning, identical to the entry that exists on the south façade, under the fourth. This floor also contains a smaller, square six over six window beneath that of the second floor, but also contains an entry door between the third story second and third bay. All floors contain a six over six window on the eastern most point of the north façade, in what appears to be the bottom of the stair hall one would immediately encounter upon entering the house. There are no headers surrounding the windows.

Servants' quarters, a carriage house and utility building are situated on the lot, now blocked by yellow school buses and encircled with pavement.

A Quiet History

On February 2, 1694/5, a French merchant named Isaac Caillabeuf acquired three lots of land within the original Grand Model of Charles Town. Lots 308, 309 and 310, given to him by the King of England's Lord Proprietors nearly ten years after his arrival to the English colonies, were located on the west side "upon the Great Street that leadeth from the Oyster Point to the Market Place" today known as Meeting Street, and bounded by several lots to the east and north.⁷ The southern boundary was defined by a marsh, current day Water Street. (Fig. 5) Caillabeuf and his wife, Rachel Fanton, of whom he met during the voyage to from France to Carolina aboard the *Margaret* in 1684/5, originally settled in a dwelling along what is now Elliot Street, between Beaufon's Alley and East Bay Street; however after the death of her husband on September 18, 1699, Rachel requested the Grand Council to allow the sale of this property and house for the benefit of her family.⁸ It is believed that although the Caillabeuf family owned the land on the corner of the east side of Meeting Street for several years, they officially inhabited lots 308-310 around 1701 until the sale of the property in 1744.

In his will written on September 11, 1699, Caillabeuf faithfully divided up his property along Vanderhost Creek between his three children: Isaac, Stephen and Mary.⁹ A fourth daughter had been born, Anne, but may have died before the creation of her father's last will. As Stephen and Mary passed without any successors to own their parcel

⁷ Bates, Susan Baldwin and Harriet Cheves Leland. "Abstracts of the records of the Surveyor General of the Province, Charles Towne 1678-1698." *Proprietary Records of South Carolina*. Volume III. McClellanville: History Press, 2007. 101

⁸ Van Ruybke, Bertrand. *The New Babylon to Eden: The Huguenots and Their Migration to Colonial South Carolina*. 197

⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book Z, pg. 451.

of land, younger Isaac's son and Caillabeuf's grandson, Stephen, became executor of the estate once his father deceased. After nearly three generations, the chair maker and only living relative to carry on the Caillabeuf name sold the property to one of the most prominent and influential families in the history of Charleston.

Col. Miles Brewton, born in 1675, traveled to Charleston with his parents at the age of 11 from Barbados.¹⁰ Originally a goldsmith, Brewton became involved in banking and eventually played an influential role in several litigations and military operations that helped define and defend the original Holy City. At the time of his purchase of Lots 308-310 in 1744, Brewton had been appointed Powder Receiver for the Province of Charles Town for over 30 years, putting him in charge of all gunpowder stored within or brought to Charles Towne until his death.¹¹ On July 24, 1744, Col. Brewton purchased the lots on the edge of the creek and the street then named Old Church Street, for £1,050.¹² Although there is no evidence that Brewton's main residence was on these newly purchased lots, documents do show that Brewton resided on the lands within the same district, St. Michael's and St. Phillip's Parish of Charles Towne.¹³ After owning the property for almost two months, Col. Brewton sold Lot 309 and part of 310 to attorney Ebenezer Simmons. One year later, he died at age 70 in his sleep, 61 years to the day he arrived with his parents in Charleston.¹⁴

For the price of £600, captain, merchant and esquire Ebenezer Simmons of Charleston and new bride Mary Jones purchased the parceled lots on September 22,

¹⁰ Kuhar, Kyra. "The Houses that Brewton Built." *Gateway to Historic Charleston*. April, 1979. 6-7.

¹¹ *Ibid.*

¹² RMC, Charleston, S.C. Deed Book Z, p. 451.

¹³ *Charleston City Census, 1735*. South Carolina Room. Charleston County Public Library. Charleston, SC.

¹⁴ Kuhar, Kyra. *Gateway to Historic Charleston*. 6-7.

1744.¹⁵ Born in 1702, Simmons was heavily involved in the commercial shipment industry along the east side of the peninsula, owning waterways, vessels and cargo companies throughout the coastal city. In a petition to the royal governmental body in May of 1747, Simmons requested to extend Lot 310 westward about one-quarter of an acre into the marshlands of Vanderhost Creek, in an effort to “fill up and improve his land, now very low, and subject to being overflowed, and will also [be] of great service in rendering the navigation of the said creek more commodious, to those who have lands contiguous.”¹⁶ Although the plat to complement the petition does not display his land north of the requested marshland nor any significant buildings (*Fig. 6*), the petition states that Lot 310 is “upon which he now lives.” The Simmons family had made Old Church Street their permanent home.

During Simmons’ residency on the corner of Vanderhost Creek and Old Church Street, Simmons purchased an island located 23 miles south of downtown in 1753, known today as Seabrook Island. Originally claimed by Lt. Col. Robert Sanford from Native Americans in 1666 for England’s King Charles, Simmons owned the island for over half a century, changing its name from Jones Island to Simmons Island and introducing cotton to the indigo and rice producing territory.¹⁷ In 1767, he was appointed one of the Commissioners of Fortifications in 1767, along with, Gabriel Manigault,

¹⁵ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book AA, pg. 54.

¹⁶ Copy of “Journal of His Majesty’s Council for South Carolina.” 1746-47. 102. From vertical files located at the South Carolina Room. Charleston County Public Library. Charleston, SC.

¹⁷ Zepke, Terrance. *Coastal South Carolina: Welcome to the Lowcountry*. Sarasota: Pineapple Press, 2006. 152.

William Gibbes, William Roper and his son Robert Brewton.¹⁸ Simmons also owned lots 87 and 88 on Tradd Street, as well as land on John's Island.

On January 25, 1770, just six days before his death, Simmons divided his property amongst his five children in his last will. The structure that now sits on 48 Meeting Street is approximately situated in the portion of land labeled section A as noted, given to daughter Ann Simmons and containing 45 feet on the west side of Old Church Street.

(Fig. 7) Ann Simmons married Thomas Eveleigh, also a ship merchant and captain, and in 1773 he became executor of her estate.

Six years after Eveleigh married Ann, he sold the property to attorney at law Joshua Ward. Within the deed of July 8, 1779, the first reference to Meeting Street and first record of the dimensions of the lot conveyed was established for this property. Containing 45 feet on the west side of Meeting Street and 236.4 feet in depth, Ward purchased this property for £13,000¹⁹ and built a large three-story brick building with several out buildings.²⁰ At the time of his purchase, Ward also owned property on John's Island, about 600 acres on Edisto Island, Brookgreen and Springfield Plantations, where he produced and sold rice and salt, lots on Montague Street, Elliot Street and Wentworth Street, land south of Broad Street, in Cannonborough, parcels on the Combahee River and a pew in St. Michael's Church.²¹ As agent for a number of English merchants who

¹⁸ "A Provisional Guide to Manuscripts in the South Carolina Historical Society." *The South Carolina Historical and Genealogical Magazine*. Vol. 45, No. 3. South Carolina Historical Society, July 1944. 172-176.

¹⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book B5, pg. 194.

²⁰ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book T11, pg. 191.

²¹ Ward Family Papers. 1770-1850. South Carolina Historical Society. Charleston, S.C.

sought to collect pre-Revolutionary debts of American citizens, his land ownership even went as far as riverside in Natches, Mississippi.²²

During his ownership on the west side of Meeting Street, Ward was known for being a loyal Whig during Revolution and after refusing to take Oath under the Crown, him and his family were temporarily banished from the Charleston in 1782. He also lent £31,600 to the state government.²³ After the war, the Ward family established themselves once again within the city and in 1783 through 1785, the attorney became warden of Charleston's Ward Five and 1786, treasurer of the Charleston's Library Society. Between 1796 and 1797, he was firemaster for Charleston and commissioner of the markets.²⁴ Before his death at the turn of the 19th century according to an 1800 census, Ward owned 10 slaves in St. Phillip and St. Michael's Parish and 84 in St. John Colleton, one of which being Ben Horry of Brookgreen Plantation. Born and raised on the lands of Joshua Ward, Horry was the son of Divine Horry, the superintendent of Ward's Brookgreen and at the age of 84, was interviewed for the publication of *Down by the Riverside: A South Carolina Slave Community* about this experience on a Ward plantation.²⁵

With the onset of the first official Charleston directory in 1790, records show documentation of a new numbering system within the Charleston streets. Through the years 1790 and 1794, directories indicate that a woman by the named of Magdalene Poyas lived at this address, 36 Meeting Street with her nine slaves. John Phillips, a painter, inhabited the structure in 1796 and in the years 1802 and 1803, an English tailor

²² Notes on the occupation of Joshua Ward. c. 2002. From vertical files located at the South Carolina Room. Charleston County Public Library. South Carolina. Charleston, SC.

²³ Baily, N. Louise and Elizabeth Ivey Cooper. "Ward." *Biographical Directory of South Carolina House of Representatives*. Volume III. 1775-1790. 740. South Carolina Room. Charleston County Public Library. Charleston, SC.

²⁴ Ibid.

²⁵ Ben Horry, interviewed by Mrs. Genevieve W. Chandler, Murrells Inlet, S.C., 1984.
http://afgen.com/slave_narrative9.html

merchant James Courtney conducted his business of “fashionable fashion and cashmeres” from a nearby building, while residing at 36 Meeting. (*Fig. 8*) Other renters of the Ward’s property included physician Robert Wilson, Jr. 1806 through 1808, principal partner of law firm Huger and Firm, Daniel Huger, specializing in the “undertaking of the Sale of Estates, Negroes by Public Auction, either in Town or Country” 1813 through 1816 and bricklayer John Gordon in 1819.²⁶ In 1822, a factor on 40 East Bay Street rented 36 Meeting Street from the Ward family and twenty years later, a man by the name of Hausman, a ship merchant of Water Street, resided within.

Although the Ward family had owned this now one hundred-year-old property, Joshua Ward, the elder, did not always serve as executor of the estate. Ward died sometime between November 16, 1801 when he wrote his will and February 26, 1802 when it was proved. In his last will, he states:

“I give and devise unto my said beloved wife during her widowhood the full free and uninterrupted use and enjoyment of my house and lot of Land on the East side of Meeting Street in Charleston on condition nevertheless that she permit and suffer such of my daughters may be single and unmarried, or who hereafter may become widows...to remain and reside on the premises.”²⁷

If the Ward women were in fact living in the house after his death, these directories show that they may have rented out only a portion of the property to the interested residents.

The ownership of 36 Meeting Street by the Ward family lasted three generations, as Joshua’s grandchildren became executors of the estate in the mid 1800s, along with attorney William Laval; however, the death of Joshua Ward’s decedents led to the

²⁶ *Charleston City Directories, 1790-1822*. South Carolina Room. Charleston County Public Library. Charleston, SC.

²⁷ “Last Will and Testament of Joshua Ward.” Wills of Charleston County, 1800-07. Volume 28. Page 252. South Carolina Room. Charleston County Public Library. Charleston, SC.

eventual sale of the property and in 1845, William Laval sold the house and the piece of land in public auction to James Reid Pringle. Throughout the 60-year ownership of the Ward family, the property seemed to go through its biggest transformation, as the lot's frontage on Meeting Street nearly doubled and the depth of the lot shortened.

James Reid Pringle, born in 1813, was the son of Elizabeth McPherson and James Reid Pringle, both of whom were the subject of some of Charles Fraser's earliest miniature paintings. (*Fig. 9*) The Pringle family through Charleston's three-hundred-year past, has always been a prominent lineage within the peninsula. Pringle's father was president of the Senate of South Carolina in 1814 through 1818 and collector of customs in 1819. James Reid Pringle, the younger, was a cotton factor and attorney at law, partner in the firm Coffin and Pringle.²⁸ He was the treasurer of the vestry at St. Michael's, here he is buried today, and at the time of his purchase on Meeting Street in 1845, he also had a miniature painted by Charles Fraser. (*Fig. 10*)

On November 18, 1845, he purchased a lot of land 75 feet on Meeting Street, 180 feet on the north boundary, 114 to the east and 182 to the south line, butting the lands of R. L. Pinckney. Pringle acquired the three story brick building and outbuildings located on the property for \$9, 910.²⁹ The deed states that 36 Meeting Street is "near Water Street", allowing one to assume that Vanderhost Creek was filled in during the time of the Ward family ownership. Similar to previous owner Miles Brewton, Pringle owned this property for exactly two months before selling to another legendary Charlestonian gentleman.

²⁸ Taylor, Francis Wallace, Catherine Taylor Matthews, J. Tracy Power. *The Leverett letters: correspondence of a South Carolina family, 1851-1868*. Columbia: University of South Carolina Press, 2000. 493.

²⁹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book T11, pg. 191.

Otis Mills, a grain merchant and owner of O. Mills & Company, became one of the most wealthy merchants and largest owners of real estate in Charleston during his time. Born in 1794 in New England, he was the builder and owner of the Mills House on the corner of Queen and Meeting Streets, one of the cities most up-scale hotels even to this day, and three Atlantic wharfs throughout the city.³⁰ On November 18, 1846, he added to his real estate collection with the purchase of the brick dwelling and outbuildings that defined 36 Meeting Street only three years after the development of his hotel.³¹ What makes this transfer in ownership so significant to the existence of this property, as many real estate and business moguls bought properties only to rent them out, is that in the census of 1850 and also the directory of Charleston in 1852, 36 Meeting is shown at Mills' primary residence. Also living on this Meeting Street property in 1852 was Thomas Stoney, Mills' son-in-law and commercial merchant. It was also recorded in the census of 1850 in the city of Charleston that Mills' owned at least 44 slaves, from ages 2 to 70, in St. Michael and St Phillip's Parish. The Bridgens and Allen map of Charleston of 1852 displays how two families and perhaps several slaves were able to live on this single property, as 36 Meeting Street appears significantly larger than its surrounding structures. (Fig.11) The dimensions of the lot Mills purchased had remained the same through the ownership of James Reid Pringle and in 1850, Mills' property was appraised at \$16,000.³²

The list of powerful and influential Charlestonian owners continued and on March 10, 1854, ownership transferred from Otis Mills to 24-year-old ship merchant James

³⁰ William Way, *History of the New England Society, Charleston, South Carolina, 1819-1919*, Pg. 45.

³¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book Y10, pg. 905.

³² City of Charleston, City Tax Assessment Ward Books, Charleston, SC. Ward Book 1, 1852. [microfilm] South Carolina Room, Charleston County Public Library.

Adger, "at one time reputed to have been the wealthiest man in South Carolina"³³ James Adger purchased this property for \$28,000. The lot was enlarged greatly by Otis Mills, extending the depth of the property back to 232 feet on the north property line, 114 feet on the east boundary and keeping the southern margin the same, 182 feet. The presence of 36 Meeting Street on its frontage boundary increased as well to 127 feet.³⁴

Although the 1855 directory of the City of Charleston shows Thomas Stoney still as a prime resident at 36 Meeting Street, by 1859 and through 1861, James Adger had passed residency of the brick dwelling to his son James and relative Robert Adger, bankers on North Adgers Wharf. Robert Adger called this property his home for the next thirty years³⁵, but it was in 1886 that the infrastructure of the house on 36 Meeting Street changed drastically, causing the structure to be temporarily vacant.

In 1886 an earthquake struck Charleston that changed the architecture and lay out of the city forever. Buildings were infinitely lost, the landscape of the city was torn and Charlestonians everywhere had to immediately take action to save the city. In the *Report of Committee on Condition of Buildings after the Earthquake, with a List of Buildings that Should Come Down*, 36 Meeting Street, which was described as brick structure with a tin roof, was cited as "must be rebuilt." The report stated that the building must come down 10 feet from each end of the north wall and that the east and west walls, as well as the chimneys, must come down. There was also reported cracking between windows on the south wall. It is interesting to note that the structures on either sides of 36 Meeting

³³ "Do You Know Your Charleston? Simonds House, 48 Meeting, Is Ante-Bellum Structure" *The New and Courier*. 1968. 1-B. South Carolina Room. Charleston County Public Library. Charleston, SC.

³⁴ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book J13, pg. 173.

³⁵ *Charleston City Directories, 1855, 1859, 1861*. South Carolina Room. Charleston County Public Library. Charleston, SC.

Street were deemed as in good condition.³⁶ The house was labeled as “vacant” at the time of the report, most likely because the condition of the structure made the house unlivable for Robert Adger.

In a comparison of an 1884 and 1888 Sanborn Map, there are drastic changes to the layout and plan of the Adger’s residence. (*Fig. 12*) A house that once was a three and a half stories and with varying widths between the front and rear of the structure now was only three stories and a perfect rectangle. Outbuildings and extensions on the house were moved and a piazza was added to the east wall. Within these maps, one also can notice the renumbering of the street addresses, as 36 Meeting Street was then changed its current address, 48 Meeting. An 1888 directory shows that Robert Adger moved back into this rehabilitated structure and remained until 1892 when the directory records his wife, Susan Adger, as a widow living at the address. In the years after 1892 through the turn of the century, 48 Meeting Street is occupied by Robert Adger’s daughters, Janie, Susan and William and in 1898 records show that Susan R. Adger is the only inhabitant after the almost 50 year ownership of the Adger family.³⁷ A Sanborn map of 1902 records the structure as somewhat resembling its figure prior to the 1886 earthquake and depicts an aerial view of the architectural plan we see in the current structure today. (*Fig. 13*)

The year 1904 saw for the first time in the property’s history a female dominant conveyance. On July 11, 1904, Mary Rhett Simonds bought 48 Meeting Street from Susan D. Adger for \$15,000, significantly less than the Adger’s had originally purchased

³⁶ *Report of Committee on Condition of Buildings after the Earthquake, with a List of Buildings that Should Come Down* [microfilm]. c. 1886. South Carolina Room. Charleston County Public Library. Charleston, SC.

³⁷ *Charleston City Directories, 1888, 1892, 1898*. South Carolina Room. Charleston County Public Library. Charleston, SC.

the lot.³⁸ The dimensions did not change of the property lot, but the house could have been significantly changed during the past decades. With the earthquake of 1886 damaging the infrastructure tremendously and a hurricane that blew through the Holy City in 1895, these natural disasters could have had a direct influence on the value of the property.

Mary Rhett Simonds, born in 1873, married Louis deSaussure Simonds, vice president of the First National Bank. (*Fig. 14*) Together, they had five children, one of whom died in early childhood. Although 48 Meeting Street was vacant in 1905, possibility due to the selling process, from 1907 to 1932 L.D. Simonds, Mary and their four children, Mary, Andrew, Carolina and Lewis claimed their new Meeting Street address as their primary residency.³⁹ Before residing on Meeting Street, the Simonds lived at 1 East Battery and in her book *Civil War*, Mary Boykin Chestnut's tells of her relationship with the family and describes the grand, elite lifestyle in which they had. Today, Mary's ornate mahogany armoire encased with glass panels can still be seen standing on the third floor. (*Fig. 15*)

Mary Rhett Simonds died on January 14, 1858 and left the property to Probate Court on January 18 of that same year. Her daughter, Mary, created a contract with the First Baptist Church for a purchase of \$65,000 and a statement that the house and property cannot be destroyed for at least ten years since the date of finalization.⁴⁰ From this point forward, the interior space of the structure will never be used as a residence. In

³⁸ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book F66, pg. 589.

³⁹ *Charleston City Directories, 1906, 1920, 1932*. South Carolina Room. Charleston County Public Library. Charleston, SC.

⁴⁰ RMC, Charleston, S.C. Deed Book F66, pg. 589.

a 1969 map of the property, the functionality and surrounding property land of the structure change drastically, as the First Baptist Church planned to reuse 48 Meeting Street as a school for their nearby congregation. The plan was to accommodate 100 parking spaces on the land to the north and east of the structure, as well as transform large rooms for classrooms and meeting places. The First Baptist Church spent \$260,000 in renovations and redecoration of the spaces⁴¹ and today, one may never recognize the century old structure with the drop ceilings, extra stair halls and lockers that cover the traces of this once residential giant.

Home of the Charlestonian Elite

A city rich with historical evidence of times past both on the streets and within the century old structures that line them, Charleston prides itself on family tradition and commemoration of those who have come before us. From street names to plaques on exterior street fronts, everyday Charlestonians acknowledge the accomplishments and legacy of the men and women who formed and defended a city threatened by wars,

⁴¹ "Do You Know Your Charleston? Simonds House, 48 Meeting, Is Ante-Bellum Structure" *The New and Courier*. 1968.

⁴¹ Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston, SC. Deed Book J13, pg. 173.

natural disasters and modern development. Throughout Charleston's history, six out of the ten owners of 48 Meeting Street at some point were memorialized by geographical elements, forever preserved in maps, documents and plans of Charleston, South Carolina. Recognized for successes in unique aspects of Charleston's culture, 48 Meeting Street saw a diverse group of powerful and influential men throughout the centuries, all of whom called this land on the corner of Meeting and Water Streets their own. Whether it was extra family land with access to a marsh, a space to rent to locals and relatives or a place to call home, this property was been desirable to a group of owners that played influential roles in the development of America's Holy City.

Wharfs, Lanes, and Waterways

Historically, the name "Caillabeuf" can be seen in documentation and records throughout the city of Charleston spelled as many as seven different ways. "Callybuff", "Caillaboeuf" and "Callabeuf" are just a few of the examples of the several variances of the French family name; yet there is one element within Charleston' past development and history that provides a starting point for researchers trying to pinpoint the accuracy of the name. That element is Caillabeuf's Lane.

Isaac Caillabeuf, one of the twenty-two Huguenots who acquired Charleston lots during the proprietary period, was a firm believer in citizenship and was a well-known individual in the Huguenot society. He documented the first Huguenot record of voting in May 1696 and was executor of a number of deceased Huguenots estates.⁴² He was incredibly interested in the assimilation of his fellow Huguenot settlers and fought hard

⁴² Van Ruymbeke, Bertrand. *The New Babylon to Eden: The Huguenots and Their Migration to Colonial South Carolina*. 293.

for citizenship of the Huguenots. French Huguenots were given full citizenship by the Lord Proprietors but were not acknowledged by the local governing officials. Caillabeuf filed several petitions for his fellow Huguenots, especially that of Jonas Bonhoste and James Lassade. In March 1697, during ownership of Lots 308-310, the local government acknowledged their demands for citizenship and out of list (known today as the St. Julien Liste) of 154 Huguenots signing a petition swearing allegiance to the King, Isaac Caillabeuf's name can be seen next to number nine.⁴³

During this early period of Charleston development, The French Huguenots encompassed about a hundred of the eight hundred estimated in the city in 1690⁴⁴ and perhaps Caillabeuf was a well-known man in the city as well, as the land he and his family inhabited was given his family name. The Caillabeuf family had a dwelling with a porch facing south "fronting the lane which runs to the Bay commonly called Callibeau's Lane."⁴⁵ Caillabeuf's Lane, which was renamed Poinsett's Lane and eventually Elliott Street, was located on the eastern half of the road that is now still present, between Bedon's Alley and East Bay Street. (*Fig. 16*) Rachel sold the property to Dr. John (Jean) Thomas and in the early 1700s, Caillabeuf Lane became known as "Doctor's Row."⁴⁶ Although Caillabeuf did have a direct influence on the original roadmap of the city, the name is only savored through the history of his properties and

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ "Callibeau's Lane." *Charleston Streets, A-K*. South Carolina Room. Charleston County Public Library. Charleston, SC.

⁴⁶ Van Ruymbeke, Bertrand. *The New Babylon to Eden: The Huguenots and Their Migration to Colonial South Carolina*. 293.

proprietary mapping, as visitors and natives today still travel, unaware, on the original “lane that Mr. Callybuff lives on.”⁴⁷

Ebenezer Simmons and his son-in-law Thomas Eveleigh were international ship merchants, capitalizing on Charleston’s flourishing port opportunities and coastal reputation in the mid 1700s. Simmons Wharf and Eveleigh’s Wharf, although non-existent today, were evidence of the duos powerful and dominant existence on the peninsula’s edge, sending and receiving cargo from the places such as the West Indies, New York and Bristol.⁴⁸ Believed to have been on the property where the Old Exchange and Provost Building now sit, Ebenezer Simmons owned a brigantine named “Charming Nancy,” which was built in Rhode Island and registered in his wharf in 1747, during his time residing on Meeting Street. This wharf, which he purchased for £800 in 1738 and later sold for £5,500 in 1767, provided such items as Philadelphia and New York goods, cheese, beer, bread, spirits, wine, sheep and indigo seed.⁴⁹ Eveleigh’s Wharf, which housed Thomas Eveleigh & Co. and a merchant store at the corner of Tradd and East Bay, received Irish linen, window glass, negro pipes, felt hats, nails, hoes, writing paper, quills and even Gloucester cheese.⁵⁰

Ebenezer Simmons and Thomas Eveleigh had a direct influence on the success and growth the port of Charleston developed during its early decades and set the stage for the expansion of business in these newly defined commercial districts. Through their

⁴⁷ Copy of Act No. 162 “An Act for settling a Watch in Charles Town and for preventing of Fires” Charleston, SC.

⁴⁸ “Charles Town, (South-Carolina.) Nov. 9.” *The New-York Journal; or, the General Advertiser.* December 21, 1769. New York, New York. America’s Historical Newspapers.

⁴⁹ “The Geographic Spread of Charleston’s Mercantile Community, 1732-1767.” *The South Carolina Historical Magazine.* Vol. 86, No. 3. South Carolina Historical Society. July 1985. 205

⁵⁰ Advertisement in the *South-Carolina Gazette and General Advertiser.* February 12, 1784. Charleston, S.C. 2. America’s Historical Newspapers.

waterways and docks, they defined the geography, topography and characteristics of early Charleston coastal limits and helped create the foundation for one of the biggest port cities the South has ever seen.

Unlike Simmons and Eveleigh, remnants of the business of James Adger can still be seen in 21st century Charleston. About fifteen years before his purchase of 48 Meeting Street, James Adger's company, James Adger & Co, acquired wharfs on the eastern coast of the city of Charleston, almost at the very mouth of the original Caillabeuf 's Lane. These wharfs eventually became the southern terminus of the first steamship line between Charleston and New York. A Sanborn insurance map of 1884 records that Adger & Co.'s office was at 90 East Bay, while the buildings on the south side of North Adger's Wharf and north side of South Adger's Wharf were cotton warehouses. (*Fig. 17*) Adger's lucrative ship line and business helped James Adger to become, as some documents suggest, the richest man in South Carolina. National significance of James Adger & Co's business, besides being an integral part in defining Charleston as a nationally acclaimed port city, came during the time of the Civil War. One of Adger & Co.'s best ships, the *James*, happened to be in New York harbor when the War Between the States began and the ship was confiscated by Union authorities and used throughout the war by the United States Navy.⁵¹ On a local level, South Adger 's Wharf is one of Charleston's few remaining cobblestone streets and is also the location where archeologist found remnants of ~~Granville~~^{*The Tradd St. Redan*} Bastion in 2008, part of the original Walled City. The granite base of Adger's South Wharf, where the Adger ships formerly docked, still projects into the Cooper River and has been made into a public space for enjoying the scenic views of

⁵¹ "Charles Town: Adger's Wharf." Charleston County Public Library. 2010. <http://www.ccpl.org/content.asp?id=15665&catID=6028&action=detail&parentID=5747>

Charleston's coast. North Adger's Wharf and South Adger's Wharf are still remembered today, as streets bearing their name have replaced the once active and prosperous shipping district.

Prominent Players of the Past

Throughout this paper, it is important to note that the more noteworthy owners of 48 Meeting Street did not purchase the property before they defined their prominent status in the city, but claimed the Meeting Street location during the height and climax of their careers. These were powerful men making history in both the political and commercial realms of Charleston and this somewhat forgotten land on Old Church Street can claim a significant connection.

When people hear the name "Miles Brewton", most think of 27 King Street. Named The Miles Brewton House, this parcel of land was once owned by Col. Miles Brewton and was eventually passed down to his grandchildren, of whom constructed the house that is there today. The house at 27 King Street was the site of an American victory during the Revolutionary War and home to one of the bravest woman in Revolutionary history. During British occupation of Charleston, this home was chosen as an English headquarters and Rebecca Motte, granddaughter of Col. Miles Brewton, stood poised and confident as her home was transformed into a British fort. Ultimately, Rebecca would play an integral part in the surrendering of the British troops at 27 King Street, supplying the American troops with the bow and arrow that set fire to the roof of her beloved home, forcing the British to evacuate.⁵² Although Col. Miles Brewton was not part of this historic victory of his family, he created the foundation in which his family developed in

⁵² Kuhar, Kyra. "The Houses that Brewton Built." 6-7.

the generations that followed and his property now stands as trophy of American determination and patriotism; his family line, a lineage of devoted citizens.

At age 25 in 1709, Col. Miles was captain of two companies of militia responsible for the defense of the city and in 1717, he was appointed Powder Receiver for the Province of Charles Town by the Commons House of Assembly, putting him in charge of all gunpowder stored within or brought to Charles Towne. This position he would hold for life, eventually passing the responsibility to his son, Robert. He served as foreman of the Grand Jury in October 28, 1717, which condemned Stede Bonnet to death when was captured in 1718.⁵³ Brewton was one of the founders of the original Circular Congregational Church, and was claimed, along with Robert Tradd and Thomas Lamboll, as "persons fit and proper to be intrusted with the said Work" of rebuilding the structure of the church in 1732.⁵⁴ In 1740 he was appointed on the committee authorized by the General Assembly to investigate the charges against the South Carolina's regiment in Oglethorpe's St. Augustine expedition.⁵⁵

Col. Miles Brewton's accomplishments and prosperity had a direct effect on the successes of his children and grandchildren. Brewton's son, Robert, due to his successful family ties in banking, furthered the family reputation and business, and succeeded his father as Powder Receiver. Frances, Robert's daughter, became Mrs. Charles Pinckney in 1753, wife of the 37th governor of South Carolina and a signer of the U.S. Constitution. Brewton's grandson Miles II became accomplished in the political world and was known

⁵³ Salley, A. S., Jr. "Col. Miles Brewton and Some of His Descendants." *The South Carolina Historical and Genealogical Magazine*. Vol. 2, No. 2. South Carolina Historical Society. April 1901. 128-152.

<http://www.jstor.org/stable/27574951>

⁵⁴ Calhoun, Joanne. *The Circular Church: Three Centuries of Charleston History*. Charleston: The History Press, 2008. 19, 24, 26-27.

⁵⁵ Salley, A. S., Jr. "Col. Miles Brewton and Some of His Descendants."

to have had a strong relationship with Henry Laurens.⁵⁶ He set the stage for his children and grandchildren, and in 1744, 48 Meeting Street became part of his domain and legacy. Although he only owned the property for a few months and it is unknown as to if he resided in the lot, the land was purchased by a significant individual in the history of Charleston and perhaps in turn, viewed as desirable, valuable land in the mid 1700s.

A headline in an October 1970 article in *The News and Courier* reads: "Otis Mills Known As 'Jacob Astor' of Charleston." At the time of his death in 1848, John Jacob Astor, a fur tycoon from Germany, was recorded to be the wealthiest person in the United States. He left an estate estimated to be worth at least \$20 million and his net worth was equivalent to \$110.1 billion in 2006 U.S. dollars. This makes him the fourth richest person in American history. A hotel on Park Ave in New York City, The Waldorf-Astoria Hotel, bears the name of Astor's hometown in Germany and the family name.⁵⁷

Otis Mills came to Charleston from Massachusetts at a young age, but before long, he had established himself as a real estate giant and grain tycoon, succeeding tremendously in commerce and acquiring sufficient amounts of land around the city. He served as president of the New England Society in 1822 and from 1845-1848, built "the finest hotel in antebellum South," The Mills House, considered one of the largest commercial developments of its time. In 1859, his tax records show that he possessed \$393,200 in real estate and stock in goods, and 40 slaves throughout Charleston.⁵⁸ According to an obituary of Otis Mills in 1869, "at the inception of the late war, he sold

⁵⁶ Ibid.

⁵⁷ Madsen, Axel. John Jacob Astor: America's first multimillionaire. New York: John Wiley and Sons, 2001. 2.

⁵⁸ Thomas, W.H.J. "Otis Mills Known as 'Jacob Astor of Charleston.'" *The News and Courier*. October 12, 1970.

almost every lot of the city land- almost every building he possessed – and invested the proceeds in Confederate bonds.”⁵⁹ The sale of 48 Meeting Street in 1854 may have been the direct outcome of this action. Otis Mills is now buried at St. Michael’s Church.

Historians believe that he was the original builder of the house that now sits at 48 Meeting Street, but documentation is difficult to find on the structure’s date. The 1850 and 1852 census serve as important documents in this research, as it indicates that Otis Mills, one of the wealthiest men of his time, called 36 Meeting Street his home for perhaps more than a few years. This possibly serves as the structure’s single most promising point of significance.

Closing

Today, the piazzas have been closed in, the ceiling covered in modern paneling and walls covered in lockers. Only doorframe pilasters and a gap in the drop ceilings of a second story classroom expose the intricacies and prominence of its domestic architecture. Original stairways closed off, modern stairhalls put in and walls rearranged to accommodate the student population that run through the halls each day,] now define

⁵⁹ Way, *History of the New England Society, Charleston, South Carolina*.

one of Charleston's largest residences. Has the authenticity of the building been lost? Are student of the First Baptist School aware they are sitting in the once bedroom of Otis Mills or office of James Adger?

The significance of 48 Meeting Street can be viewed by its potential positioning on the Walled City of Charles Town, but what may be more powerful is its importance in relation to the people who inhabited it. The property served as home for men who were declared the richest people in the state, owners who defined the geography and city development and most of all, residents who appreciated the structure's existence. Together, nine families make 48 Meeting Street worthy of acknowledgement and recognition. These powerful individuals were the makers of Charleston history and that history can be shared through the story of 48 Meeting Street.

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51. Zepke, Terrance. *Coastal South Carolina: Welcome to the Lowcountry*. Sarasota: Pineapple Press, 2006. 152.
http://books.google.com/books?id=AfDLEf9fphYC&pg=PA152&lpg=PA152&dq=ebenezer+simmons+charleston&source=bl&ots=HZ-iED76RD&sig=Q160IW39ctjK9XcFB-aBhkoClvI&hl=en&ei=EN71TJHMMISKIweu6_jbBQ&sa=X&oi=book_result&ct=result&resnum=10&ved=0CD8Q6AEwCQ#v=onepage&q=ebenezer%20simmons%20charleston&f=false (accessed November 29, 2010).

Appendix

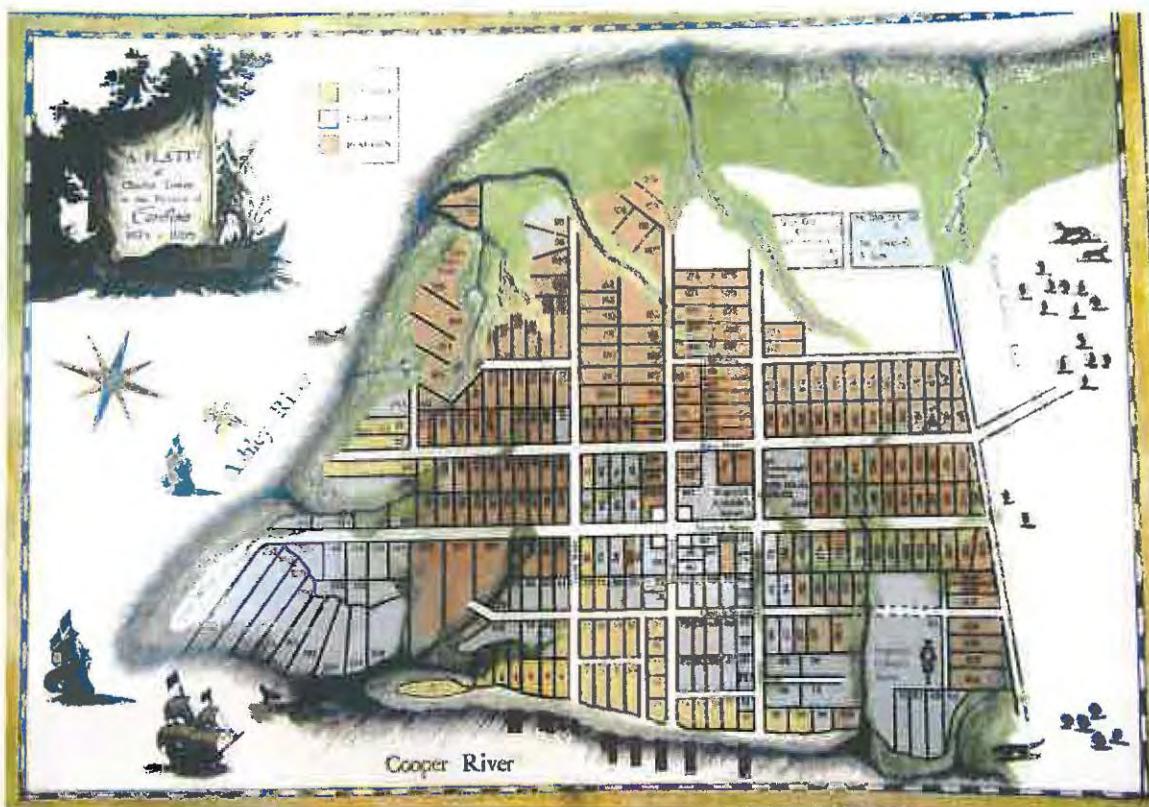


Figure 1: "A PLATT of Charles Towne in the Province of Carolina, 1678-1698." Maps f Charleston County. South Carolina Room. Charleston County Public Library. Charleston, SC.



Figure 2: Detail from the 1711 "Crisp Map" of Charles Town. . <http://walledcitytaskforce.org/>



Figure 3: "Grand Model Plat of Charles Towne." Maps f Charleston County. South Carolina Room. Charleston County Public Library. Charleston, SC.

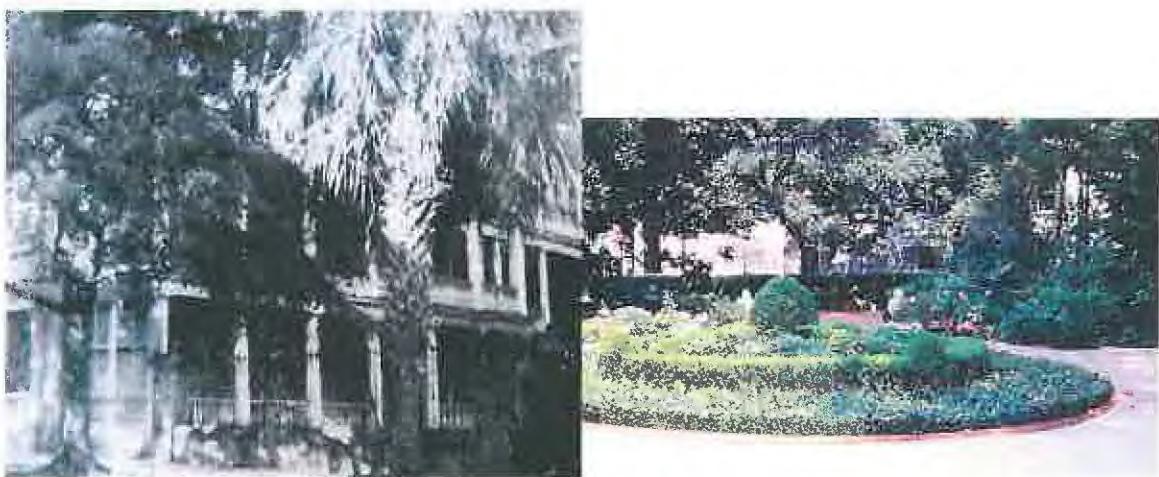
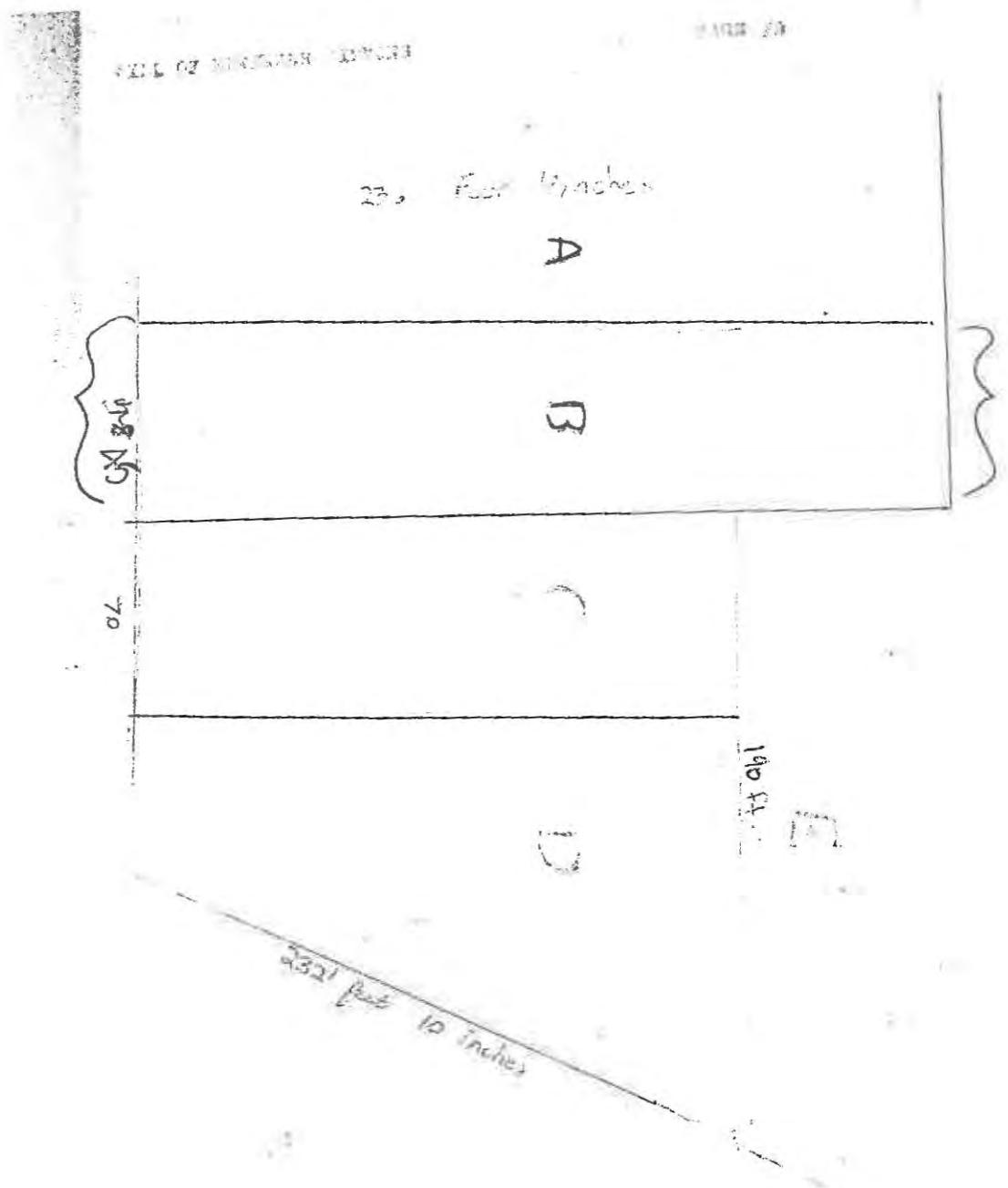


Figure 4: (left) Exterior covered by yard landscape. "Do You Know Your Charleston? Simonds House, 48 Meeting, Is Ante-Bellum Structure" The New and Courier. 1968. 1-B. South Carolina Room. Charleston County Public Library. Charleston, SC. (right) Photo of south garden of the Nathaniel Russell House looking across the street and one of the only images of the exterior of 48 Meeting Street. 2005. Photo courtesy of Historic Charleston Foundation.



As to the plan referred to in the demand, the undersigned
wishes to say, according to the copy of the plan and plan of
the land given, it is correct.

John D.

John D. Johnson

John D. Johnson
John D. Johnson
John D. Johnson

Figure 7



Figure 5: "A Plat of Charles Towne in the Province of Carolina, 1678-1698." Maps of Charleston County. South Carolina Room. Charleston County Public Library. Charleston, SC.



Figure 6: Color plat accompanying the certificate dated 1747 to Ebenezer Simmons. Courtesy of the South Carolina Room. Charleston County Public Library. Charleston, SC.

JAMES COURTNEY
TAYLOR, from LONDON,
BEGS leave to inform the pu-
blic, that he intends carrying
on the above business in all its
branches, at No. 44, BLAKE'S BUILD-
INGS, MARSHING STREET. Any
orders he may be favored with, will
be executed in the most fashionable
manner, and on very reasonable
terms.

Figure 8: Advertisement from the *City Gazette*. December 7, 1802. Charleston, SC. America's Historical Newspapers.



Figure 9: (left) Miniature of Elizabeth Mary McPherson (Mrs. James Reid Pringle); painted by Charles Fraser, 1792. Photo courtesy of the Gibbes Museum of Art. (right) James Reid Pringle; painted by Charles Fraser, 1803. Photo courtesy of the Gibbes Museum of Art.



Figure 10: James Reid Pringle; painted by Charles Fraser, 1845. Photo courtesy of the Gibbes Museum of Art.



Figure 11: 36 Meeting Street is indicated as the second structure on the right at the corner of Meeting and Water Streets. "An original map of Charleston, South Carolina." Richard Bridgens and Robert Allen. 1852. Photo courtesy of Historic Charleston Foundation.

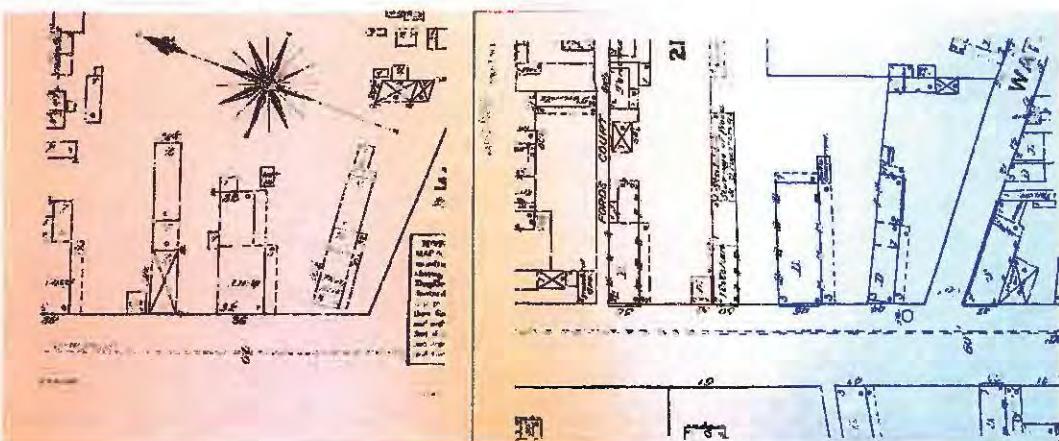


Figure 12: (right) Sanborn map of 1884; address indicated as 36 Meeting Street. (left) Sanborn Map of 1888; address indicated as 48 Meeting Street. Charleston County Public Library, Charleston, S.C.
www.sanborn.umi.com

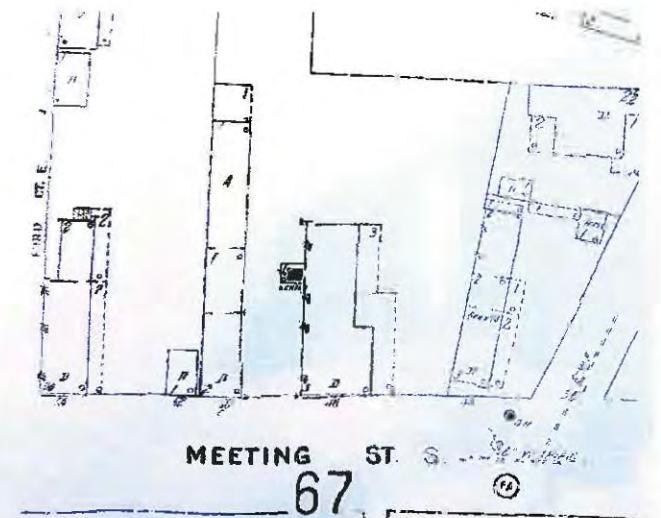


Figure 13: Sanborn map of 1902. Charleston County Public Library, Charleston, S.C.
www.sanborn.umi.com



Figure 14: (left) Mary Rhett Simond; (right) Louis deSaussure Simonds. Photos from 1902 Interstate and West Indian Exposition. Photos courtesy of the South Carolina Room. Charleston County Public Library. Charleston, S.C.



Figure 15: Mary Rhett Simonds armoire still located at 48 Meeting Street. Photo take by author, 2010.



Figure 16: Roadmap of present day Caillabeuf's Lane. Google Maps, 2010.

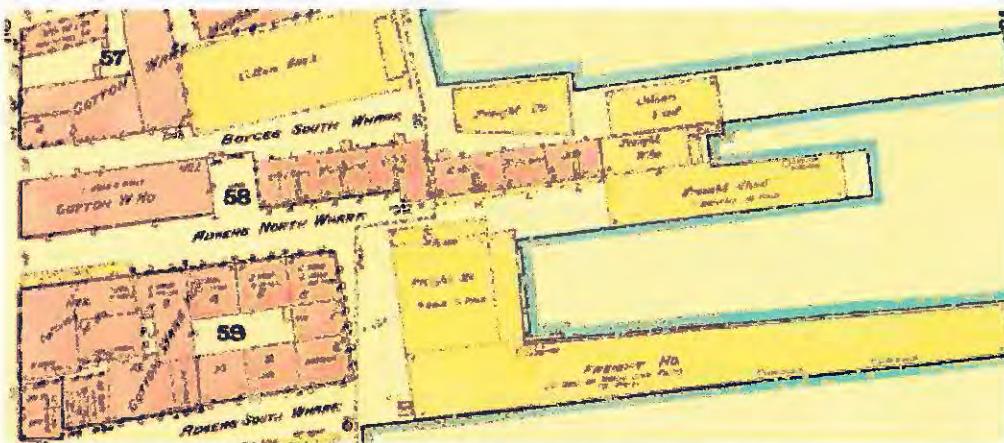


Figure 17: Sanborn map of 1884 depicting Adger's North Wharf and Adger's South Wharf. University Libraries, Digital Collections. South Carolina.

<http://digital.tcl.sc.edu/cdm4/document.php?CISOROOT=/SFMAPS&CISOPTR=641&REC=1>. 2010

Annotated Chain of Title: 48 Meeting Street

March 14/1694/5

Grantor: King of England/ Grand Model of Charles Town

Grantee: Isaac Caillabeuf

Book & Page: Book A, folio 33

Type: Several grants¹

Lot: 308, 309, 310

Isaac Caillabeuf, a French merchant, acquired three lots within the Grand Model: 308, 309 and 310. Isaac and wife Rachel Fanton arrived before July 13, 1692.²

July 24/1744

Grantor: Stephen Caillabeuf

Grantee: Miles Brewton

Book & Page: Z-451

Type: Lease and Release

Lot: 308, 309, 310

Isaac passed away on September 18, 1699 and divided his property between his three children: Isaac, Stephen and Mary. Isaac's grandson, and younger Isaac's son, Stephen, became executor of the lots after the death of Isaac the elder's children. Stephen was a chair maker.

Miles Brewton purchased these lots for 1,050 pounds and it included everything from the buildings and gardens to the alleys and watercourses.

September 22/1744

Grantor: Col. Miles Brewton

Grantee: Ebenezer Simmons

Book & Page: AA-54

Type: Lease and Release

Lot: 309 and part of 310

Ebenezer Simmons purchased this property, then deemed on "Old Church Street"³, for 600 pounds.

¹ Henry A.M. Smith, *Cities and Town of Early South Carolina*, Volume II, "Charleston - The Original Plan and the Earliest Settlers", pg. 39-51.

² Agnes Leland Baldwin, *First Settlers of South Carolina, 1670-1700*.

³ Charleston County Register of Mesne conveyance, Deed Book AA Page 54, Charleston, South Carolina, 1744-1745.

Ebenezer also owned lots 87 and 88 on Tradd Street, as well as land on John's Island. He also owned Simmons Wharf in the area that is now Easy Bay Street.

July 8/1779

Grantor: Thomas Eveleigh

Grantee: Joshua Ward

Book & Page: B5-194

Type: Lease and Release

Lot: 45' on Meeting Street x 236'4" to the north x 45' to the east x 236'4" to the south

Thomas Eveleigh was a merchant and sold the property for 13,000 pounds. In this deed, Church Street was crossed out and replaced by Meeting Street. During the Simmons' ownership of the property, Old Church Street may have been renamed as Meeting Street.

November 18/1845

Grantor: William Laval (exor. of Josuha Ward)

Grantee: James R. Pringle

Book & Page: T11-191

Type: Public Auction

Lot: 75' on Meeting Street x 180 to the north x 114 to the east x 182 to the south

Joshua Ward, attorney at law and agent for a number of English merchants who sought to collect pre-Revolutionary debts of American citizens, died sometime between November 16, 1801 when he wrote his will and February 26, 1802 when it was approved, and passed his property onto his family⁴. After the death of Joshua's family, ownership fell onto William Laval. Joshua also owned property John's Island and Edisto Island, Brookgreen and Springfield Plantations, lots on Montague Street, Elliot Street and Wentworth Street, land south of Broad Street, in Cannonborough and on the Combahee River.

James Reid Pringle purchased this property for \$9,910.

January 19/1846

Grantor: James R. Pringle

Grantee: Otis Mills

Book & Page: Y10-905

Type: Conveyance

Lot: 75' on Meeting Street x 180 to the north x 114 to the east x 182 to the south

Otis Mills, a grain merchant owning O. Mills & Company, became one of the most wealthy merchants and largest owners of real estate in Charleston during his time. He

⁴N. Louise Baily and Elizabeth Ivey Cooper, Biographical Directory of South Carolina House of Representatives, Volume III, 1775-1790.

was the builder and owner of the Mills House on the corner of Queen and Meeting and three Atlantic wharfs throughout the city.⁵

Otis became owner of a three-story brick building and several out buildings with this purchase; former buildings owned by Joshua Ward.

In 1850, Mills' property, then 36 Meeting Street, was appraised at \$16,000 and later at \$20,000 in 1855⁶.

March 10/1854

Grantor: Otis Mills

Grantee: James Adger

Book & Page: J13-173

Type: Conveyance

Lot: 127.4' on Meeting Street x 232' to the north x 174.6 to the east x 182 to the south

James Adger, an Irish merchant, purchased this property for \$28,000.

July 11/1904

Grantor: Susan D. Adger

Grantee: Mary Rhett Simonds

Book & Page: R24-195

Type: Conveyance

Lot: 127.4' on Meeting Street x 232' to the north x 174.6 to the east x 182 to the south

According to the 1861 census, this property was still 36 Meeting Street; however, at the time of this conveyance, the deed declares this property as 48 Meeting. An 1888 Sanborn map shows the lot as 48 Meeting Street.

August 14/1958

Grantor: Mary Rhett Simonds

Grantee: First Baptist Church

Book & Page: F66-589

Type: Conveyance

Lot: 128' on Meeting Street x 233' to the north x 170.8 to the east x 181 to the south

Mary Rhett Simonds died on January 14, 1858. She left the property to Probate Court on January 18 of that same year. Her daughter, Mary, created a contract with the First Baptist Church for a purchase of \$65,000 and a statement that the house and property cannot be destroyed for at least ten years since the date of finalization.

⁵ William Way, *History of the New England Society, Charleston, South Carolina, 1819-1919*, Pg. 45.

⁶ Charleston County Public Library, South Carolina Room, Ward Book 1, 1852, Charleston, South Carolina.

491
S. Villalobos and his contenter made the twenty third day of
July in the year of our Lord one thousand seven hundred
and forty four. Between Stephen Villalobos of Charles
Town in the province of South Carolina printer
of the one part and Col. Miles Brewton of Charles Town
of the other Part witnesseth That the
said Stephen Villalobos for and in Consideration of
the sum of ten Shillings English money to him in
hand paid by the said Miles Brewton at or before the
Sealing and Delivery of these presents to the receipt where-
of is hereby acknowledged to have bargained and sold and
by these presents with bargain and sold unto the said Miles
Brewton all those three lots of Land in Charles Town
known and distinguished in the Plat of the said Town
by the Numbers 300, 309, 310. bounding to the Southward
by a marsh, Westward by Old Church Street. North-
ward by the Lots No 60. and to the Eastward by the Lots
92, 57, 62, 61, 37. Together with all Sheds Fences Build-
ings, Yards, Gardens, Ways, alleys, Passages, Wells,
Waters, Water Courses, Lights, Piaements, Lights, Liberties,
Priviledges, Improvements, Buildings, and Appurten-
ances whatsoever unto the said three Town Lots of Land
hereby bargained & sold belonging and the execu-
tions and Right unlesse three of 10 Mere and 10 rods
the said three Town Lots 92, 300, 309, 310. and all and
singular the hereditaments & Premises hereby bargained
and sold or meant mentioned or intended so to be
with the appurtenances unto the said Miles Brewton
his executors administrators & assigns from the day
of the date hereof to and including unto the full
rod and a half a rood and a rood ensuing
by eilding and yelding unto the same peppered
Corn at the end of the said Term if the same
be lawfull demanded To the intent that by
virtue of these Presents and by force of the
Statutes made for transferring of uses into
possession the said Miles Brewton may be
the actual possession of all & singular the
Premises above bargained & sold and be thereby

Leaf 45

the care of the
Lord of judgment of
the earth that he
should be within named
as his Act ~
and for the purposes
of his service ~
and that he
should be before me ~

1900-1901 J.B.

Aug 1746
From

Cailliet, M.
to
Berkeley
Release

the twenty
my Lord One
etwenth
Myself in the Province
of South Carolina in the Part
and in the Island of Barbadoes the Province of Barbadoes the
of the Other Part the said Island of Barbadoes the
was granted in his Royalty as of Fee,
and in the certain Lots of Land known

Miles Brewton

"
dinner then"
Release
- Release

Sept. 22, 1744.

hundred and forty four in the year of our Lord one thousand seven hundred and forty four in the Province of South Carolina B. of. and
Charles Town in the Province of South Carolina B. of. and
Mary his Wife of the one part and Ebenezer Simons
of Charleston aforesaid Merchant of the other part Wit-
nesseth that the said Miles Brewton and Mary his
Wife for and in consideration of the sum of six hundred
bounds lawful Money of South Carolina to them in
hand paid by the said Ebenezer Simons et al above
the sealing and delivery hereof the Receipt whereof
is hereby acknowledged by the said Miles Brewton
and Mary his wife HAVE Granted, Bargained, Sold,
Released, Relaxed and Confirmed and by these present
Do Grant, Bargain, Sell, Alien, Release and Confirm unto
the said Ebenezer Simons [in his actual Possession]
now by virtue of a Bargain and Sale to him
thereof made for the term of One Year by Indi-
ture bearing date the Day next before the day of the
Date of these presents and by law of the Statute made
for the transferring of uses into possession and to his
Heirs and assigns All those two Lots in Charles Town
known and distinguished in the Seat of the said
Town by the Numbers of 309 & 310 bounded to the South-
ward by a Marsh Westward by Old Church Street
Northward by the Lot No 308 and to the Eastward by
the Lots No 62 & 77 and have such shapes & forms
as are represented by a plat hereto annexed
together with all the Fences, Buildings, Ways,
Passages, Waters, Water Courses, Rights, Liberties,
Improvements, Hereditaments, and appurtenances
whatsoever to the said two town Lots and premises
belonging or in any wise appertaining or which he
and with the same now are, or at any time hereafter
have been held, used, Occupied, accepted, reputed, to

* Touching or concerning the said premises only
of true Copies of all Deeds and Deeds of Mortgages

singular and every part and parcel thereof. And also all the Estate, Right, Title, Interest, property, claim and demand what so ever in law or equity of them the said Miles Brewton and Mary his wife of in and to all and singular the said premises above mentioned every and any part thereof with all Deeds, Endorsements and Writings, which concern the said premises together with other Lands so have & to hold the said two Lots of Land No. 303 & 310 and premises above in used by these presents according to Cognizance and very just and equal Manner with the understandings unto the said Ebenezer Simmons his Heirs and Assigns to the sole, proper use and behoof of the said Ebenezer Simmons his Heirs and Assigns for ever. And the said Miles Brewton for himself his Heirs, Exec. and Administr. and for the said Mary his wife doth, covenant, promise and agrees and with the said Ebenezer Simmons his Heirs and Assigns by these presents in the manner following that is to say that in the said Miles Brewton and Mary his wife at the time of the sealing and delivery of these presents are lawfully and rightfully seized in their own Right of a good sure, perfect absolute and indefeasible Estate of Inheritances in fee simple of and in all and singular the premises above in and by these presents released and confirmed with the understandings and have good Right full, known & sufficient

Authority.

Miles Brewton and his Heirs the aforesaid two own
Lots of Land No. 309 & 310 of premises with the appurte-
nances, unto the said Ebenezer Simmons his Heirs &
Assigns against whom the said Miles Brewton and Mary
his wife his heire, and their Heirs, and against all other
Persons and Persons whatsoever shall and will warrant
and for ever defend in these Presents And also that
they the said Miles Brewton and Mary his wife &
his, her and their Heirs shall and will contribute to
fines and at all times hereafter, upon the reasonable
Request and at the proper Cost and Charges in ^{the} Law
of him the said Ebenezer Simmons his Heirs or Assigns
make to and acknowledge and execute or cause so
to be done all and every such further and other lawful
and reasonable Act, in matters and things whatsoever for
the further more sure making and Conveying of the pre-
mises aforesaid every or any part thereof with the ap-
purtanances unto the said Ebenezer Simmons his
Heirs and Assigns, as by him or them, his or their Councill
Learned in the Law shall be reasonably devised, advised
or required In Witness whereof the said Parties to these
Presente have interchangably set their Hands and Seals
hereunto Dated the Day and Year first above written
Sealed & delivered in the presence Miles Brewton *(Signature)*

Daniel Badger, Jr. Remington Mary Brewton *(Signature)*
Received the Day and Year within written of the
within named Ebenezer Simmons six hundred } £600.
pounds Curreny being the full Consideration }

Dear Sirs and Gentlemen written

John P. Collier, Martha Collier and Elizabeth
Collier and derived
in the presence of
Peter Russell
J. M. May Jr
John Collier

do. I declare that on the 29th
day of November 1744, personally appeared before
me, Sir Guy Gibbs Esq^r one of his Majesty's Justices assigned
to keep the Peace in Berkeley County, Peter Russell Esq
of the attorney to the within instrument of writing who being duly
sworn declared that he was present and read in the within
names John Collier, Martha Collier, Thomas Collier, John Collier,
and William Collier and Doa believe the same, to the best of his
knowledge and that he did then and there william Smyth the other sub-
scribing witness sign his name thereto, wherein before me the
day and year above written.

Heb. Gibbs

Do. Collier

Regis. Office. December 2. 1744

Recorded in this Office in Book A. from page 51
to page 54. *PP* *John Collier. Dec 2 Reg'*

John Collier
et al
10
Lincolnshire
Salem

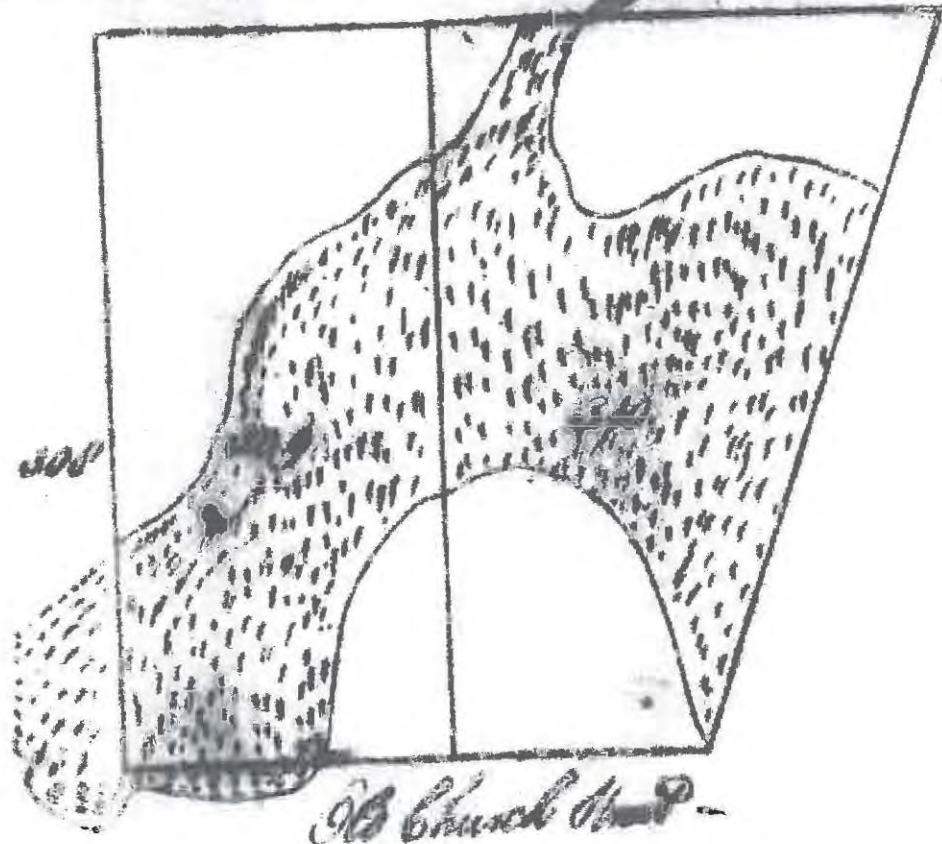
John Collier made the twenty first day of September
in the year of our Lord One thousand Seven hundred and
fifty four Between Col^r Miles Brewton of Charles Town
in the province of South Carolina his and Mary his wife
of the one part and Ebenezer Lincoln of Charles Town of the
other part

Merchant

aa 54 Ebenezer Lincoln (merchant)

Sept. 21, 1744

Miles & Mary ↑



AB Church 1889 -



34 8 6.1 2.1 1.6 3.0 6.0 8.0 10.0 12.0 14.0 16.0 18.0 20.0

Thomas Evelyn Esq^r of
Joshua Ward Reliance This Indenture made the eighth day
of July in the year of our Lord one thousand Seven Hundred and Twenty Nine Between
Thomas Evelyn of Charleston in South Carolina Merchant & Ann his wife of the
age of forty and Joshua Ward of the same Place Attorney at Law of the other party
Witnesseth that the said Thomas Evelyn and Ann his wife for and in con-
sideration of the sum of Thirteen thousand and pounds Current Money of South Carolina
to them or one of them in hand well and truly paid by the said Joshua Ward at and
before the sealing and delivery of these presents the Receipt whereof is hereby ac-
knowledged and thereof and of und from every part and parcel thereof do and we
each of them doth acquit release and discharge the said Joshua Ward his
heirs and assigns by these presents they the said Thomas Evelyn and Ann his wife
have sold each of them to us granted Bargained Sold Aligned Promised Re-
leased Conveyed and Confirmed and by these presents do and each of them doth
Grant Bargain Sell Alion Vente Relieve Convey and Confirm unto the said Jo-
shua Ward in his Actual Possession now being by virtue of a Bargain and Sale to
him thereof made by the said Thomas Evelyn and Ann his wife by Deed executed
bearing date of the day next before the day of the date of these presents for the sum
of one year and by force of the Statute for Transferring Leases to Possession of one
in South Carolina aforesaid and to his heirs and assigns for ever all that
One Part or Parcel of a Town Lot of Land Situate lying and being on the East Side of
Old Church Street Meeting Street and High Street aforesaid containing from
North to South on the West side there of passing the said Street Forty Five feet of ground
then turning from West to East on the North side thereof two hundred and thirty six
feet and four inches High Run from North to South on the East Side place of Fifty
Five feet and then Returns from East to West on the South side thereof two hundred
and thirty six feet and four inches of space And is Bounding and Bounding to the
West on the said Street to the North by Lands of William Harvey to the East on said
now in the Possession of the honored Cleve Hart Belonging to the Baptist Church &
to the South on other Part of the said lot Acquired by Cleve Hart Esqne lately
deceased to his Daughter Mary Esqne which said One Part or Parcel of a Town
Lot of Land hereby intended to be granted and Rehired as aforesaid by the
aforesaid Cleve Hart Esqne deceased unto his Daughter Ann Evelyn
Partly hereby in and by his last will and testament now remaining in the Se-
cretarys Office of this State Relating thereto being her may more fully and at
large appears together with all and singular the Staves Catholes Pines
Papago & other easements Incidents and Appurtenances whatsoever to the
said One Part or Parcel of a Town Lot of Land Belonging or in anywise incident or
pertaining to the said House and Grounds Remainder and Remainder

and all and singular other the Premises herein before mentioned or interest to
hence Granted and Delivered with these appendencies unto the said Joshua Ward
Ward his heirs and assigns to the only use and behoof of the said Joshua Ward
his heirs and assigns forever. And the said Thomas Egleigh to him self his
heirs Executors and Administrators and every of them doth fully covenant Promise
Grant and Agree to and with the said Joshua Ward his heirs and assigns and
to and with every of them by their present in manner and form following that
is to say, That the said Joshua Ward his heirs and assigns shall or lawfully
may from time to time and at all times hereafter peaceably and quietly have
and occupy Possess and enjoy the said Piece Part or Parcel of a Tract of Land
and Premises herein before mentioned with them and every of their ap-
pertainances and receive and take the Rent and Profits there of and of
every Part there of to him and their own proper use and behoof without any law-
ful let, hindrance, Detriment, or interruption of or by the said
Thomas Egleigh and from his wife or either of them their or either of their
heirs or assigns or any other Person or Persons whatsoever. And also that
the said Thomas Egleigh and his heirs Executors and Administrators the
said hereby Granted shall and Premises and every Part therewith their
appendencies unto the said Joshua Ward his heirs & assigns against the
said Thomas Egleigh and his heirs and all other Persons before mentioned
and with warrant and for ever defend by their present. In witness
whereof the said Parties to these presents have hereunto interchanged by set-
ting their hands and Seals the day and year first above written. — — —

Sealed and Delivered the 1st Day of August 1773, Being first interlined
in the Presence of { Thos. Hughes, Thomas Egleigh (S) }
John Edwards Jun^r. Ann Egleigh (S)

Received the day of the Date of the within written Indenture by the
within named Joshua Ward the sum of Thirteen Pounds and ¹² Shillings
Tunbury being the full Consideration money within mentioned to
be paid by him. — — —

Witness Thos. Hughes
John Edwards Jun^r.

Thomas Egleigh

South Carolina, 1st August 1773. Thomas Egleigh being duly sworn made oath that
he was present and did see the within named Joshua Ward and Ann his
wife then seal and at their Act and Did deliver the within Instrument
of writing to and for the use therein mentioned so that he with John E.
ward Jun^r & Regn. ther. Name is W. Egleigh there to.
Sworn before me the 1st August 1773.

John Sheed

to the said premises belonging or in any wise incident or appertaining
thereon and to hold all and singular the premises before mentioned
with the same etc. I give and bequeath to my dear wife Anna
forever lawfully claiming and claiming the same, every part thereof
whereas my wife and I do this tenth day of October in the year of our
Lord one thousand eight hundred and forty five in the State of South Carolina
year of the date preceding of the United States of America.

I give and bequeath all my
possessions of money and other goods
and chattels whatsoever I may possess
with the same in trust and nomination
to be distributed

I will bequeath
the State of South Carolina to my dear wife Anna
whereas John Richardson being duly sworn deposes that he
was present and saw the will of my son W. H. Richardson sign
and seal the will in the presence of myself as his act and
knows that it is with Ruth Anna a widow his said son's wife
which I cause to be given to her on the 10th October 1845.

W. H. Richardson
reserves and remains the 1st day of December 1845.

W. H. Richardson
Ruth Anna

William Howard
Charleston
S. C.
Single
Title

In the State of South Carolina Whereas
Stephen Ward Lewis formerly of
Charleston in the State aforesaid
now deceased deceased was at the time
of his death seized in fee of the
premises herein after mentioned as
marked One wherein he his last will and Testament duly proved
remained in the Office of the Surveyor of Charleston aforesaid to be in the
possession of his wife Ruth Anna Lewis and deceased during his
lifetime and during his widowhood the full term and uninterrupted use
and enjoyment of my said wife and a lot of land on the last side of
Woolsey Street in Charleston in condition where the lot that she
possess and bequeath of my daughter as may be single and
unmarried or who hereafter may become widowed during the
time they remain single and unmarried with their children during
such time to remain in condition the premises so long as the same
remain in use from me after the death or marriage of my said wife
having with respect of my said wife and a lot of land this time shall
be appropriated to the use of my said daughter so long as the same
single and unmarried as far as free of all encumbrance the same and

thereof was from and after the death or marriage of my said wife
 and daughter I expect and then my two children by her have and
 shall have in their joint and several possession of a sum or sum or
 in private sale for cash or credit at the discretion of my executors or
 the survivors of them and the sum arising from such sale I desire
 such parts to be equally divided among my children then also
 and of the issue of each of them may be drawn such sums of mon-
 ey as may be sufficient and thence to be taken from the sum aforesaid
 which then remaining residue of money would have been distributed
 unto? Anna Maria John was and James was the son of the said
 John and Anna Maria and appurtenances to the said land and
 testament both of whom duly qualified themselves by giving the
 said Anna Maria and John the said John a Submittance and afterwards
 executed his last will and testament which
 is duly proven and recorded in the Office of the Attorney of the Indian
 Justice wherein he the aforesaid John his son and Anna
 Maria William Lewis and Francis of this handwriting of whom
 the said Francis Lewis, his wife and William Lewis duly qualified
 themselves whereas the said William Lewis had deceased then
 said Francis Lewis and Anna Maria were and sole qualified executors
 of the last will and testament of the said John Lewis the
 surviving executor of the said John Lewis having in due course
 his undivided share in the execution of the estate of the said John Lewis
 deceased. But whereas the wife and all the daughters of the said
 John Lewis deceased have parted with his widow upon a sum
 of the premises within mentioned as hereinafter and recited
 to be made by his executors in his said last will and testament. And
 whereas also it has been deemed most convenient to all interested
 to divide the aforesaid lot of land into two parcels or lots. In view
 the same after due public notice have been by patent sold at public
 auction at which sale James C. Knight bought with the highest
 bidder for the lot herein after particularly described at the price
 of sum of One thousand four hundred and ten dollars. Now
 therefore in consideration by these presents that William Lewis
 aforesaid of the last will and testament of the said John Lewis
 deceased at law deceased by virtue of the powers and in pursuance
 of the authority therein given and in consideration of the sum of
 one thousand four hundred and ten dollars so paid by the
 said James C. Knight to me of Charleston in the State of South Carolina
 without the receipt whereof he by whom soever he was granted
 his said power to make and by this presents a grant by me
 and whatev're in the said James C. Knight all that not pur-
 100 of land situate lying and being on the last side of Meeting Street

of any order or rank, or other regulation, charter, or thing, whatsoever, to alter, change, defeat, or evict, the same, ~~any~~ ^{now} ~~any~~ ^{any} time, the said ~~any~~ ^{any} time, Good Right, full Power, and lawful and absolute Authority, to grant, release, and convey the same.

mentioned, and intended to be quietly granted to every rural parishioner who, in every appearance, into the said

Heirs and Assigns, from time to time, and at all times, forever hereafter, peaceably and quietly to enter into, have, hold, occupy, possess, and enjoy the said

released, and every Part and Parcel thereof, with their and every of their Appurtenances, without any the least Latency, Trouble, or Satisfaction, or Eviction, or Interruption, of the said John Wright.

And Lastly, That ~~the~~ ^{he said} is to come on ~~the~~ ^{the} 12th of April
and Party Heir, and all and every other Person that

Persons lawfully claiming, or to claim, any Estate, Right, Title, Trust, or Interest, of, in, or to the said Land, and all and

will, from and at all times hereafter, at the reasonable Request, and proper Costs and Charges in the law, of the said *John G. Drury* *John G. Drury*
and *Andreas M. Drury*, do acknowledge, and execute, or cause and procure to be made, done, acknowledged, and executed, all and every such
Be it

Further and other lawful and reasonable Acts and Acts, Thing and Things, Convayances, and Assignments in the Law whatsoever, for the further better, and more perfect and absolute granting, conveying, and assuring the said Land unto the said John and Elizabeth, and all and manner other the

WITNESS - Hand and Seal this 20th day of July in the year of our Independence of the United States of America.

SEARCHED, SERIALIZED, AND INDEXED,
IF THE PAPERWORK OF
T. G. H. W. IS
NOTICE
THIS PAGE COULD NOT BE ADEQUATELY
SEARCHED, SERIALIZED, AND INDEXED.

THIS PAGE COULD NOT BE ADEQUATE
PHOTOGRAPHED DUE TO THE LIGHT
WAITING.

Answer given to the question - Are you a democrat or a republican? - 100%.
D. Lincoln, 1860.

Character 

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110-0505
Jan. 19, 1846

Prussia, "and I expect and I hope that you will be able to make a good impression on the Prussian Government."

NOTICE

THIS PAGE COULD NOT BE ADEQUATELY
PHOTOGRAPHED DUE TO LAMINATION.

THIS PAGE COULD NOT BE ADEQUATELY
PHOTOGRAPHED DUE TO THE LIGHT
WRITING.

Get your gift of *Our Daily Bread*—
a gift of spiritual nutrition.

In the State Information

With a due consideration of the sum of Ten thousand Dollars
plus one thousand dollars

in the State of Maryland.

RECOMMENDED with all and singular the Right, Membors, Hereditaments, and Appurtenances, to the said Plaintiff belonging, in the aforesaid inclosure or appurtenance. On the same day to make all and singular the Plaintiff before mentioned, into the said

Holm and Douglas forests. (1900-09) - probably bind ~~most of the~~ ^{most of the} Lower, Shallow, and Streambed soils, to weather and never deeper all soil singular the mid-Profile near the mid. (1904-05) ¹⁹⁰⁴⁻⁰⁵ ¹⁹⁰⁴⁻⁰⁵ ¹⁹⁰⁴⁻⁰⁵

Holds and Assigns, against See and Pay Here, on every other day

THE STATE OF SOUTH-CAROLINA.

Know all Men by these Presents, That

in the State aforesaid, James Adye in consideration of the sum of Twenty Eight Thousand Dollars
 to the said James Adye aforesaid, James Adye aforesaid have granted, bargained, sold and released, and by these Presents, do grant, bargain,
 sell and release, unto the said James Adye aforesaid lot part or parcel of land with the following descrip
the dimensions there on written abeying are lying or being on the East side of
Meeting Street in the City of Charleston measuring or containing as
four Per Meeting Street one hundred and twenty feet (127) feet long (41)
inches in depth on the north line from West to East two hundred and
thirty two feet (232) on the East line Bearing the lines running as
regularly, first southward from the north line forty feet (44) feet long then
East to West forty feet (46) feet, then southward one hundred and thirty (30) feet long (6)
inches on the south line from East to West one hundred and eighty feet (102), but to
the boundaries a little more or less and Meeting and Boarding St. to the
North on a lot of Mr Edmund Ravenel esq, to the East part on land of the
Rehoboth Church and partly on lot of James Adye esq, in the south part on side of
lot principally on a lot of R S Pickney esq to the West on the line
Stated as by reference to that map mentioning the measures of the lot
for Charleston Br, but in that Book page it will more fully appear
the original of which is delivered with this deed — — —

PLAT Book? pg. 21

JACK UP GUS MILES, PICKNEY & RAVENEL

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances, to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular the Premises before mentioned, unto the said James Adye hisHeirs and Assigns forever. AND the said James Adye do hersby bind myself my Heirs, and all persons whomsoever lawfully claiming, Heirs, Executors, and Administrators, to warrant and forever defend all and singular the said Premises, unto the said James Adye hisHeirs and Assigns, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same, or any part thereof.AND the said James Adye do Covenant, Promise, Grant, and Agree, to and with the said James Adye, Heirs, and Assigns, by these Presents, in manner and form following; that is to say, THAT the said James Adye

now at the time of the sealing and delivery of these Presents, and lawfully and absolutely seized of and in the said lot of land with the Buildings thereon
 and all and singular other the Premises herein before mentioned, and intended to be hersby granted, and released, and every Part and Parcel thereof, with their and every of their Appurtenances, of a good, sure,
perfect, and absolute Right of Inheritance, in Fee-Simple, without any manner of Condition, Trust, Proviso, Power of Revocation, or Limitation,
of any use or use, or other restraint, matter or thing, whatsoever, to alter, change, charge, defeat, or evict the same; AND ALSO, that the said James Adye

now have in my self good Right, full Power, and lawful and absolute Authority, to grant, release, and confirm the said lot of land with the Buildings thereon
 and all and singular other the Premises herein before mentioned, and intended to be hersby granted, and released, and every Part and Parcel thereof, with their and every of their Appurtenances, unto the said James Adye

Heirs and Assigns forever, as aforesaid. AND ALSO, that it shall and may be lawful to and for the said James Adye his

Heirs and Assigns, from time to time, and at all times, forever hereafter, peaceably and quietly to enter into, have, hold, occupy, possess and enjoy the said lot of land with the Buildings thereon

and all and singular other the Premises herein before mentioned, and intended to be hersby granted, and released, and every Part and Parcel thereof, with their and every of their Appurtenances, without any the lawful Let, Suit, Trouble, Molestation, Eviction, or Intercumpling, of the said lot of land with the Buildings thereon

Executors or Administrators, or any other person or persons whatsoever, AND THAT free and clear, and freely and clearly, and absolutely acquitted, exonerated, and discharged of and from all and

Person and
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as other the
very of their
is by him or
Hatched
year of our
year of the

✓
Sign, Seal,
Proof.

✓
X OF DOWER

whom it may
within named
me, and upon
of any person
unites within

1854
Oti Mills => Susan Adger

1854
in the State aforesaid, in the County of Charleston, and in the District of Charleston, of any other person, or persons, whomsoever,

AND LASTLY, That

I the said Oti Mills

and my Heirs, and all and every other Person and

Persons lawfully claiming or to claim, any Estate, Right, Title, Trust, or Interest of, in, or to the said lot of Land with the
Building thereon and all and singular other the premises herein before mentioned, and intended to be hereby granted and released, or any Part or Parcel thereof, shall and will, from and at all times hereafter, at the reasonable Request, and proper Costs and Charges in the law, of the said Susan Adger his
Heirs and Assigns, make, do, acknowledge and execute, or cause and procure to be made, done, acknowledged and executed, all and every such further and other lawful and reasonable Act and Acts, Thing and Things, Conveyances and Assurances in the Law whatsoever, for the further, better, and more perfect and absolute granting, conveying, and assuring the said lot of Land with the Building thereon and all and singular other the

Premises herein before mentioned, and intended to be hereby granted and released, and every Part and Parcel thereof, with their and every of their Appurtenances, to and for the Use and Behoof of the said Susan Adger his

Heirs and Assigns forever, as by him or them, or by his or their Counsel, learned in the Law, shall be reasonably devised, or advised and required.

WITNESS My Hand and Seal this tenth
day of March in the year of our
Lord one thousand eight hundred and fifty four
Independence of the United States of America

and in the County of Charleston year of the

SIGNED, SEALED, AND DELIVERED }
IN THE PRESENCE OF

O. Roach
J. S. Ryan

O. Mills (sig)

THE STATE OF SOUTH-CAROLINA,

Charleston, District.

PERSONALLY appeared before me S. Adger
Oti, that she saw the within named Oti Mills
and as this Act and Deed, deliver the within written Deed; and that she with O. Roach
witnessed the execution thereof.

SWORN before me, this sixteenth day of June

AD. 1854,

Ch. Richardson Mills
Notary Public. My affix

John S. Ryan

RENUNCIATION OF DOWRY.

THE STATE OF SOUTH-CAROLINA,

District.

I, Patrick McRae Notary Public in
concern, that I make known Oti
Oti Mills
being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear of any person
or persons whomsoever, renounce, release, and forever relinquish unto the within named Susan Adger his

Heirs and Assigns; all her interest and estate, and also all her right, and claim of dower, of, in, or to, and all and singular the Premises within
mentioned and released.

GIVEN under my Hand and Seal, this tenth

day of March

Acno Domini, 1854.

P. McRae
Notary Public.

Sarah Jane Mills

Prov. & Es. this 20th June 1854.

McRae McRae
Notary Public.

TOGETHER with
incident or appurtenant

Heirs and Assigns fore-
ever defend all and

Heirs and Assigns, ag-

AND I th
for my self
Edward Adger
Presents, in manner as

Presents, as in

intended to be hereby
perfect, and absolute
of any use or uses, or
the said Oti
good Right, full Power

mentioned, and intend
the said Oti

Susan
Heirs and Assigns, fr
the said Oti

released, and every P
Eviction, or interrupti
whatsoever, AND

1904

To Mary Rhett Linonde

BOOK NO. 54
TITLE TO REAL ESTATE
RECORDED IN OFFICE OF CLERK OF COURT

THE STATE OF SOUTH

Charleston

PERSONALLY

and made oath that he
sign, seal and affix her

SWEORN to before me,

July

Natural
Seal

THE STATE OF SOUTH

I
do hereby certify unto
the wife of the within
did this day appear before
me, dread or fear of a

Heirs and Assigns, all

GIVEN under

[]

Bill Wills
James (1853)

The State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Susan D. Adges of the City of Charleston, in the State aforesaid, in consideration of the sum of Fifteen thousand Dollars, to me in hand paid at and before the sealing of these Presents, by Mary Rhett Linonde, of the City of Charleston, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mary Rhett Linonde,

All that lot, piece or parcel of land with the dwelling house thereon situate, lying and being on the east side of Meeting Street in the City of Charleston, State aforesaid, formerly known as Number Thirtysix (36) but now as Number Forty-eight (48) Meeting Street, being a corner lot, 40 feet front, 100 feet deep, and twenty-seven (27) feet four (4) inches and six inches depth on the northern line from west to east, two hundred and thirty-two (232) feet on eastern Boundary, the line running very irregularly, first southerly from the northern line forty-four (44) feet, then from east to west forty-six (46) feet, then southerly one hundred and thirty (130) feet, six inches and on south line from east to west one hundred and eighty-two (182) feet, to be the same dimensions a little more or less.

Bounding and Bounding to the northern land of Dr. Edmund Rawell and wife to the east partly on land of the Baptist Church and partly on lot of J. D. Pinckney and wife and to the west on Bratton Street, as by reference to a Plat thereof recorded in the Maine Surveyor's Office of Charleston County, in Plat Book A, page 2, lot one fully appear the original of which was delivered with deed from W. D. Mills to James Adges bearing date the tenth day of March, anno Domini Eighteen hundred and fifty four.

May 1, 1854

Lot = wide 127' 4"
(W → E) N. depth 232'

E. (S → N) 44"

Sine 182'

(E → W) 46"

Sine 130' 6"

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Mary Rhett Linonde, her Heirs and Assigns forever.

And cl do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Mary Rhett Linonde, her Heirs and Assigns, against myself and my and all persons whatsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS Mary and Susan, this eleventh day of July,
In the year of our Lord one thousand eight hundred and four
and in the one hundred and thirty ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of

Sarah A. Smith
Augusta J. Gray the

Susan D. Adges

[54]

1958 Summerville → Fleet Report

BOOK F 66-14509

THE STATE OF SOUTH CAROLINA.

WHEREAS, Mary Rhett Simonds departed this life on or about January 14, 1958, leaving a last will and testament that was duly admitted to probate in the Probate Court for Charleston County on January 28, 1958, and upon which will her four children Louis D. Simonds, Jr., and Albert R. Simonds and Mary Rhett Sparkman, and Caroline Barnwell Stevens qualified as executors and executrixes, and they are now in the execution of that office; AND

WHEREAS, the said executors and executrixes were given a full and complete power of sale over any and all of the assets of the estate, real, personal or mixed, for the purpose of distribution, or investment, or any other purpose, and this without the order of any court of judge, and the executors and executrixes have determined to sell the property below described for the purpose of distribution of the estate, and for other purposes; AND

WHEREAS, the said Mary Rhett Simonds was seized and possessed of the property below described at the time of her death; AND

WHEREAS, the said Mary Rhett Sparkman is presently in Europe, but prior to her departure from this country, a contract dated May 1958, was entered into between the four executors and executrixes above mentioned on the one hand and The First Baptist Church of Charleston on the other, for the sale and purchase of the real property hereinafter described at a price of SIXTY-FIVE THOUSAND (\$65,000.00) DOLLARS, and the within deed is being executed by Louis D. Simonds, Jr., and Albert R. Simonds as Executors and Caroline Barnwell Stevens as Executrix of the estate of Mary Rhett Simonds in order to put the said contract into effect.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, That we, Louis D. Simonds, Jr. and Albert R. Simonds, as executors, and Caroline Barnwell Stevens, as executrix of the estate of Mary Rhett Simonds, in consideration of the sum of SIXTY-FIVE THOUSAND (\$65,000.00) DOLLARS, to us in hand paid, at and before the sealing of these presents, by THE FIRST BAPTIST CHURCH OF CHARLESTON, in the State aforesaid, (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said THE FIRST BAPTIST CHURCH OF CHARLESTON,

2-13

ALL that lot, piece or parcel of land, situate, lying and being on the East side of Meeting Street in the City of Charleston, State of South Carolina, formerly known as No. 36 Meeting Street, but under the present numbering system known as No. 48 Meeting Street, and being more particularly shown on a plat by W. L. Gaillard, Surveyor, dated June 12, 1958, entitled "Map of No. 48 Meeting Street and No. 24 Water Street Owned or About to be Conveyed to The First Baptist Church", a copy of which is hereto attached and is to be recorded herewith.

ACCORDING to said plat, this property is described as follows: commencing at a point on the East side of Meeting Street, which is common to this property and property of Mildred P. S. Hooker, running thence in a general easterly direction 233 ft. to a point, which is common to this property, and property of W. R. Gestefeld, and property of The First Baptist Church, running thence in a general southerly direction 44 ft., to a point, running thence in

in a general westerly direction 44.5 ft., to a point running thence in a general southerly direction 120.8 ft. to a point, which is common to this property, and property of Estate of Thomas W. Bacon and to No. 24 Water Street, running thence in a general westerly direction 181 ft., to a point on the East side of Meeting Street, running thence along the East side of Meeting Street 128 ft., to the point of beginning.

SAID property BUTTS AND BOUNDS to the West on Meeting Street, to the North on property of Mildred P. S. Hooker and W. R. Geatefeld, to the East on property of The First Baptist Church of Charleston and property of Estate of Thomas W. Bacon, and to the South on property of The First Baptist Church, F. W. Ohlandt, and Elizabeth S. Chisolm.

BEING the same property which was conveyed to Mary Rhett Simonds by deed of Susan G. Adger dated July 11, 1904, and recorded in the R. M. C. Office for Charleston County in Book R-24, at page 195.

THE within property is conveyed subject to a certain grant of easement which has been heretofore made by the executors and the executrices of the Estate of Mary Rhett Simonds to Elizabeth S. Chisolm in, over and upon a strip of land 3 ft. in width along a portion of the southern boundary of the within property, the terms of which will by reference to the said grant of easement more fully and at large appear.

The within conveyance is made subject to the condition that neither The First Baptist Church of Charleston, nor its successors in title, will voluntarily destroy the main residence on the aforesaid property for a period of ten (10) years from the date of this conveyance.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said THE FIRST BAPTIST CHURCH OF CHARLESTON, its successors and Assigns forever.

AND we do hereby bind ourselves and our successors in office to warrant and forever defend, all and singular, the said Premises unto the said The First Baptist Church of Charleston, its successors and assigns.