



## *48 Meeting Street* *The First Baptist School*

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## *Introduction*

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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 neary by Spanish and French, by 1704 Charles Towne became the only English walled city in North America.<sup>1</sup> (*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 90,000<sup>2</sup>, 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

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

<sup>2</sup> 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"<sup>3</sup>

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.<sup>4</sup> With the construction and use of St. Philip's church on the road in the early 1720s, approximately

<sup>3</sup> 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.

<sup>4</sup> Scottish Rite California. "Charleston Streets."  
[http://www.scottishritecalifornia.org/charleston\\_street's\\_continued.htm](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.<sup>5</sup>

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

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<sup>5</sup> Butler, Nic. Walled City Task Force. 2010.

Wall.”<sup>6</sup> 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

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<sup>6</sup> 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*

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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*

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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.<sup>7</sup> 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 Beadon'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.<sup>8</sup> 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.<sup>9</sup> 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

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<sup>7</sup> Bates, Susan Baldwin and Harriot 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

<sup>8</sup> Van Ruymbeke, Bertrand. *The New Babylon to Eden: The Huguenots and Their Migration to Colonial South Carolina*. 197

<sup>9</sup> 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.<sup>10</sup> 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 put him in charge of all gunpowder stored within or brought to Charles Towne until his death.<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup> 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.<sup>14</sup>

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,

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

<sup>11</sup> *Ibid.*

<sup>12</sup> RMC, Charleston, S.C. Deed Book Z, p. 451.

<sup>13</sup> *Charleston City Census, 1735*. South Carolina Room. Charleston County Public Library. Charleston, SC.

<sup>14</sup> Kuhar, Kyra. *Gateway to Historic Charleston*. 6-7.



1744.<sup>15</sup> 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.”<sup>16</sup> 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.<sup>17</sup> In 1767, he was appointed one of the Commissioners of Fortifications in 1767, along with, Gabriel Manigault,

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

<sup>16</sup> 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.

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

William Gibbes, William Roper and his son Robert Brewton.<sup>18</sup> 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 £13,000<sup>19</sup> and built a large three-story brick building with several out buildings.<sup>20</sup> 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.<sup>21</sup> As agent for a number of English merchants who

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<sup>18</sup> "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.

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

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

<sup>21</sup> 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.<sup>22</sup>

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.<sup>23</sup> 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.<sup>24</sup> Before his death at the turn of the 19<sup>th</sup> 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.<sup>25</sup>

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

<sup>22</sup> 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.

<sup>23</sup> 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.

<sup>24</sup> Ibid.

<sup>25</sup> Ben Horry, interviewed by Mrs. Genevieve W. Chandler, Murrells Inlet, S.C., 1984.  
[http://afgen.com/slave\\_narrative9.html](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.<sup>26</sup> 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.”<sup>27</sup>

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

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

<sup>27</sup> “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 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.<sup>28</sup> 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.<sup>29</sup> 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.

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<sup>28</sup> 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.

<sup>29</sup> 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.<sup>30</sup> 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.<sup>31</sup> 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 18050 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.<sup>32</sup>

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

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

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

<sup>32</sup> 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”<sup>33</sup> 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.<sup>34</sup>

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 years<sup>35</sup>, 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

<sup>33</sup> “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.

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

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

Street were deemed as in good condition.<sup>36</sup> 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.<sup>37</sup> 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

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<sup>36</sup> *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.

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

the lot.<sup>38</sup> 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.<sup>39</sup> 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.<sup>40</sup> From this point forward, the interior space of the structure will never be used as a residence. In

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

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

<sup>40</sup> 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 spaces<sup>41</sup> 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*

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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,

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

<sup>41</sup> 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's 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.<sup>42</sup> He was incredibly interested in the assimilation of his fellow Huguenot settlers and fought hard

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<sup>42</sup> 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.<sup>43</sup>

During this early period of Charleston development, The French Huguentos encompassed about a hundred of the eight hundred estimated in the city in 1690<sup>44</sup> 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 Callibeauf's Lane."<sup>45</sup> 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."<sup>46</sup> 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

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<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> "Callibeauf's Lane." *Charleston Streets, A-K*. South Carolina Room. Charleston County Public Library. Charleston, SC.

<sup>46</sup> Van Ruymbeke, Bertrand. *The New Babylon to Eden: The Hugenots 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.”<sup>47</sup>

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.<sup>48</sup> 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.<sup>49</sup> 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.<sup>50</sup>

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

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

<sup>48</sup> “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.

<sup>49</sup> “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

<sup>50</sup> 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 21<sup>st</sup> 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.<sup>51</sup> 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 Bastion~~ <sup>the Tradd St. Redan</sup> 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

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<sup>51</sup> "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.<sup>52</sup> Although Col. Miles Brewton was not part of this historic victory of his family, he created the foundation in which his family developed in

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<sup>52</sup> 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.<sup>53</sup> 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.<sup>54</sup> 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.<sup>55</sup>

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 37<sup>th</sup> 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

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<sup>53</sup> 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>.

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

<sup>55</sup> Salley, A. S., Jr. “Col. Miles Brewton and Some of His Descendants.”



to have had a strong relationship with Henry Laurens.<sup>56</sup> 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.<sup>57</sup>

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.<sup>58</sup> According to an obituary of Otis Mills in 1869, “at the inception of the late war, he sold

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<sup>56</sup> Ibid.

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

<sup>58</sup> 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.”<sup>59</sup> 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*

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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

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<sup>59</sup> 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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# *Appendix*



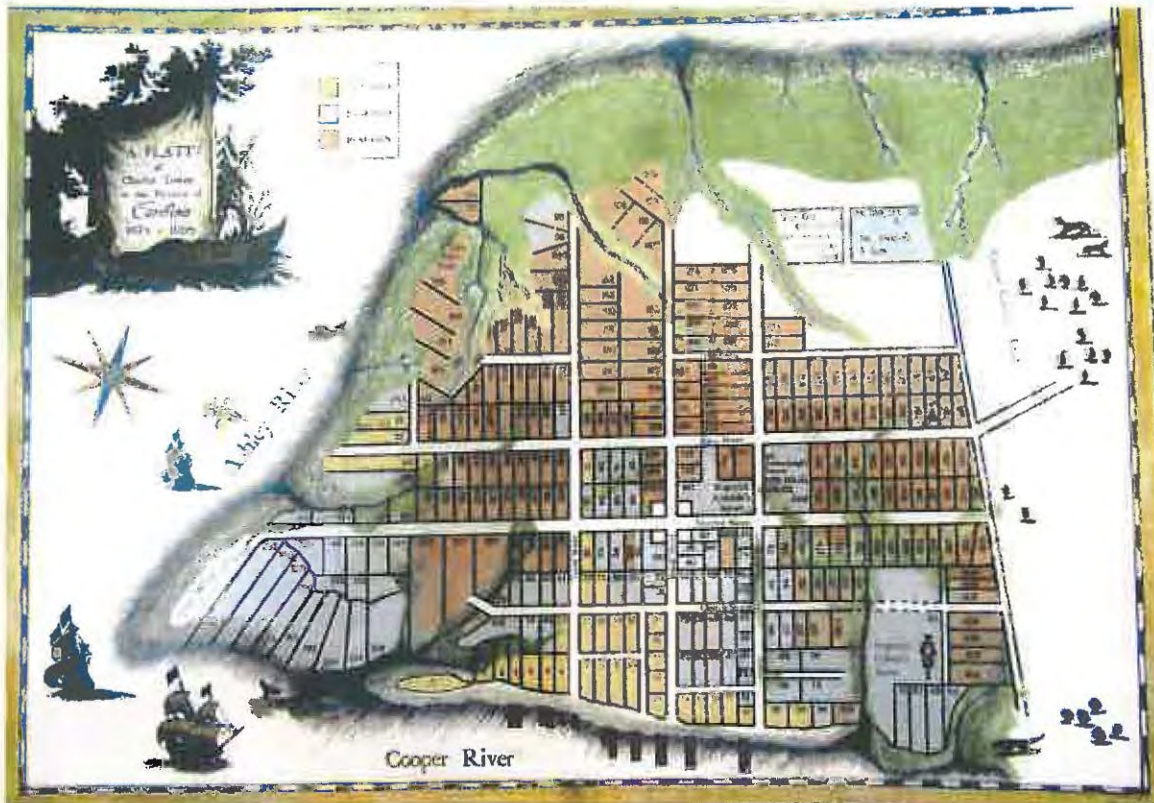


Figure 1: "A Platt of Charles Towne in the Province of Carolina, 1678-1698." Maps of Charleston County. South Carolina Room. Charleston County Public Library. Charleston, SC.



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



Figure 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.

23, Feet 12 inches

A

B

D

190 ft

2321 feet 10 inches

It is the plan reflected to by the wall, located thereon by  
the wall, really (2321 feet 10 inches) in the line of the wall and  
thousand seven hundred is directly.

10 ft

10 ft 10 inches

10 ft 10 inches  
10 ft 10 inches  
10 ft 10 inches

Figure 7





Figure 5: "A Platt 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,  
 BEG'S leave to inform the pub-  
 lic, that he intends carrying  
 on the above business in all its  
 branches, at No. 44, BLAKE'S BUILD-  
 INGS, MUSTING STREET. Any  
 orders he may be favored with, will  
 be executed in the most fashionable  
 manner, and on very reasonable  
 terms.  
*He has on hand,*  
 A neat assortment of fashionable  
 cloths and trimmings, a variety of  
 waistcoat and breeches patterns and  
 stuffs, of the newest fashions.  
 N. B. Ladies riding dresses made  
 with the utmost elegance and taste.  
 March 10. 24t

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.

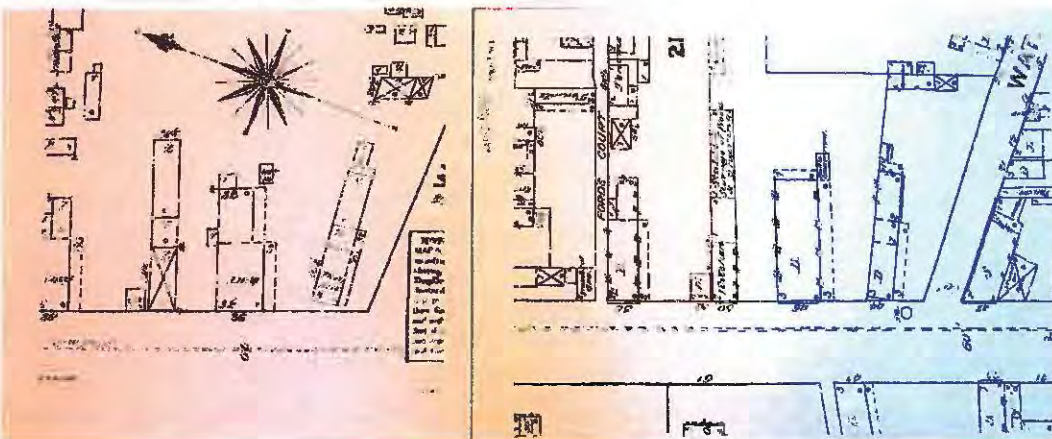


Figure 12: (right) Sanborn map of 1884; address indicated as 36 Meeting Street. (left) Sanborn Map of 1888; address indicated as 48 Meeting Street. Charleston County Public Library, Charleston, S.C.  
[www.sanborn.umi.com](http://www.sanborn.umi.com)

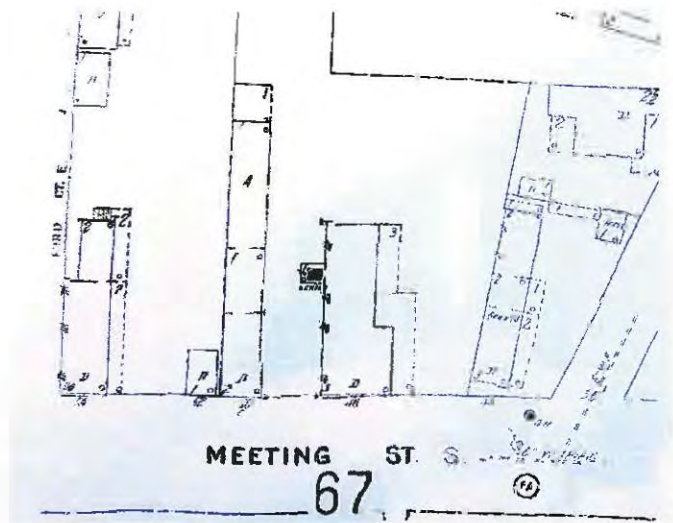


Figure 13: Sanborn map of 1902. Charleston County Public Library, Charleston, S.C.  
[www.sanborn.umi.com](http://www.sanborn.umi.com)



Figure 14: (left) Mary Rhett Simonds; (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 grants<sup>1</sup>

*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.<sup>2</sup>

***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"<sup>3</sup>, for 600 pounds.

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

<sup>2</sup> Agnes Leland Baldwin, *First Settlers of South Carolina*, 1670-1700.

<sup>3</sup> 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 family<sup>4</sup>. 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

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<sup>4</sup> N. 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.<sup>5</sup>

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 1855<sup>6</sup>.

***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.

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

<sup>6</sup> Charleston County Public Library, South Carolina Room, Ward Book 1, 1852, Charleston, South Carolina.



491  
This indenture made the twenty third day of  
July in the Year of our Lord one thousand seven hundred  
and forty four between Stephen Gaillabous of Charles  
Forn in the Province of South Carolina Priormaster  
of the one part and Miles Brewton of Charles Forn  
afterward Esq<sup>r</sup> of the other Part Witnesseth That the  
said Stephen Gaillabous for and in Consideration of  
the Sum of Ten Shillings of Lawful money to him in  
hand paid by the said Miles Brewton at or before the  
Sealing and Delivered of these presents the receipt where-  
of is hereby acknowledged hims<sup>e</sup> bargained and sold and  
by these presents with bargain and sell unto the said Miles  
Brewton all those three Lots of Land in Charles Forn  
known and distinguished in the Plat of the said Forn  
by the Numbers 300, 309, 310. bounding to the Southward  
by a Marsh, Watered Westward by Old Church Street, North-  
ward by the Lot N<sup>o</sup> 60. and to the Eastward by the Lots  
N<sup>o</sup> 57, 62, 61, & 77. Together with all Sheds Fences Build-  
ings, Yards, Gardens, Ways, alleys, Passages, Wells, -  
Water Water Courses, Lights Easements, Rights Liberties,  
Priviledges, Improvements, Rights and appurten-  
ances whatsoever unto the said three Forn Lots & Prem-  
ises hereby bargained & sold belonging and the Heredi-  
tations and Acc<sup>rs</sup> and issues thereof to have and to hold  
the said Three Forn Lots N<sup>o</sup> 300, 309, 310. and all and  
Singular the Hereditaments & Premises hereby bargained  
& 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 and during the term of years therein  
expressed and in the last part hereof next ensuing  
yielding and paying in full the pepper  
Corn at the End of the said Term if the same  
be lawfully demanded To the Intent that by  
Virtue of these Presents and by force of the  
Statute 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







Miles Brewster

Release Simmons Eben.  
Release

Sept. 22 1744



hundred and forty four between us and  
Charles town in the province of South Carolina B. of and  
Mary his Wife of the one part and Ebenezer Simmons  
of Charles town aforesaid Merchant of the other part Wit-  
nesseth That the said Miles Brewster and Mary his  
Wife for and in consideration of the sum of six hundred  
pounds lawful Money of South Carolina to them in  
hand paid by the said Ebenezer Simmons at a before  
the sealing and delivery hereof the Receipt whereof  
is hereby acknowledged they the said Miles Brewster  
and Mary his Wife have Granted, Bargained, Sold,  
Aliened, Released and confirmed and by these presents  
Do Grant, Bargain, Sell, Alien, Release and confirm unto  
the said Ebenezer Simmons in his actual possession  
now by Virtue of a Bargain and Sale to him  
thereof made for the term of One Year by Inden-  
ture bearing date the Day next before the day of the  
Date of these presents and by force 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 Book 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 N<sup>o</sup> 308 and to the Eastward by  
the Lots N<sup>o</sup> 62 61. & 77. and have such shapes & forms  
as are represented by a plat hereunto 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 way appertaining or which to  
and with the same now are, or at any time hereafter  
have been held, used, Occupied, accepted, reputed, taken

\* { touching or concerning the said premises only }  
 { 8 true Copies of all Acts evidences & writings }

singular and every part and parcel thereof: And also all  
 the estate, Right, Title, Interest, property, claim and Demand  
 whosoever in Law or Equity of them the said Miles Brewster  
 and Mary his wife of in and to all and singular the  
 said premises above mentioned every and any part thereof  
 with all Deeds, Evidences and Writings, which concern  
 the said premises jointly with other Lands To have &  
 to hold the said two Lots of Land N<sup>o</sup> 309 & 10 and  
 premises above in and by these presents released &  
 confirmed and every part and parcel thereof with the  
 appurtenances unto the said Ebenezer Simmons his  
 heirs and assigns to the only proper use and behoof  
 of the said Ebenezer Simmons his heirs and assigns  
 for ever. And the said Miles Brewster for himself  
 his heirs, Ex<sup>rs</sup> and adm<sup>rs</sup> and for the said Mary his wife  
 doth covenant, promise and agree to and with the said  
 Ebenezer Simmons his heirs and assigns by these  
 presents in the manner following that is to say that  
 the said Miles Brewster 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 good sure, perfect absolute and indis-  
 feisible estate of Inheritance in fee simple of and  
 in all and singular the premises above in and by  
 these presents, released and confirmed with the appur-  
 tenances and have good Right full, power & sufficient  
 Authority



Miles Brewton and his Heirs the aforesaid two town  
Lots of Land No. 309 & 310 & premises with the appurte-  
nances unto the said Ebenezer Simmons his Heirs &  
Assigns against him the said Miles Brewton and Mary  
his wife his her, and their Heirs, and against all other  
person and persons whatsoever shall and will warrant  
and for ever Defend. by these presents And also that  
they the said Miles Brewton and Mary his wife &  
his, her and their Heirs shall and will from time to  
time and at all times hereafter, upon the reasonable  
request and at the proper cost and Charges in <sup>the</sup> 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 Acts, 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-  
purtenances unto the said Ebenezer Simmons his  
Heirs and Assigns, as by him or them, his or their Council  
learned in the Law shall be reasonably devised, advised  
or required In Witness whereof the said parties to these  
presents have interchangeably set their Hands and Seals  
hereunto Dated the Day and Year first above written  
Sealed & delivered in the presence Miles Brewton (S)  
Daniel Badger J<sup>r</sup>. Remington Mary Brewton (S)

Received the Day and Year within written of the  
within named Ebenezer Simmons Six hundred } £600...  
pounds Currency being the full Consideration }

as the Day and here just above written.

John Coleman, Martha Coleman & Thomas Lachever & John  
Cole and delivered  
in the presence of  
Peter Smith  
H. M. Smith  
both Caroleena

It is remembered that on the 29<sup>th</sup>  
day of November 1744 personally appeared before  
me Henry Gibbs Esq. one of his Majesty's Justices assigned  
to keep the Peace in Berkeley County, Peter Smith one  
of the witnesses to the within Instrument of writing who being duly  
sworn made oath that he was present and saw in the within  
names John Coleman, Martha Coleman & Thomas Lachever & John  
and within set and Dea deliver the same for the use <sup>therein</sup> ~~written~~  
mentioned and that he did likewise see William Smith the other sub-  
scribing witness sign his name thereto. sworn before me the  
Day and of the above written.

Henry Gibbs

J. A. Caroleena

Register Office December 2. 1744

Recorded in the Office in Book ~~AA~~ from page 51  
to Page 54.

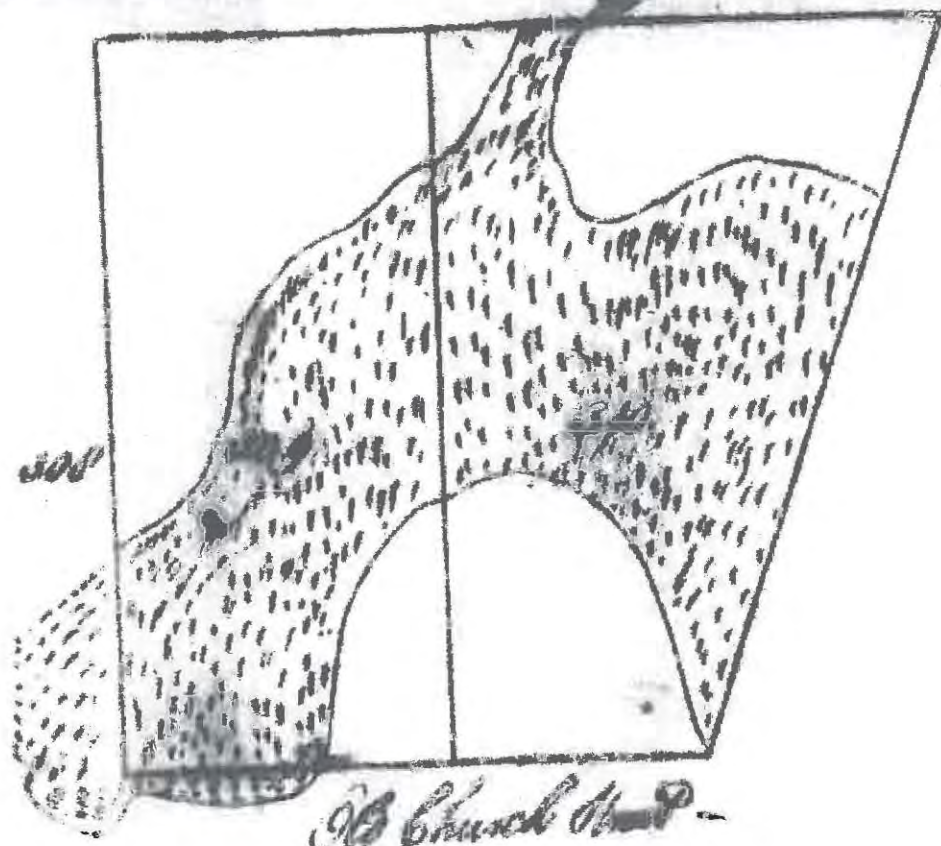
James Dickie. J. A. Reg<sup>r</sup>

James & Miles  
et al  
to  
Ebenzer Simmon  
Lease

This Indenture made the twenty first day of September  
in the year of our Lord one thousand seven hundred and  
fifty four Between Col<sup>d</sup> Miles O'Brien of Charles town  
in the province of South Carolina his wife Mary his wife  
of the one part and Ebenzer Simmons of Charleston Esq<sup>r</sup>  
March and

AA 54 Ebenzer Simmon (merchant)  
Sept. 21, 1744 miles & Mary ↑





Subsidence pit -

1000 900 800 700 600 500 400 300 200 100 0

Thomas Creleigh To Joshua Ward Release This Indenture made the eighth day of July in the Year of our Lord one Thousand Seven Hundred and Seventy Nine Between Thomas Creleigh of Charleston in South Carolina Merchant & Ann his wife of the one part; and Joshua Ward of the same Place Attorney at Law of the other part Witnesseth That the said Thomas Creleigh and Ann his wife for and in consideration of the Sum of Fifteen Thousand Pound 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 acknowledged and thereof and of and from every part and parcel thereof do and each of them doth acquit release and discharge the said Joshua Ward his heirs and assigns by these presents. They the said Thomas Creleigh and Ann his wife Have sold each of them With Granted Bargained Sold Aligned Promised Released conveyed and confirmed and by these presents Do and each of them Do the Grant Bargain Sell Aligned Promise Release convey and perform unto the said Joshua Ward (in his Actual Possession now being by virtue of a Bargain and Sale to him thereof made by the said Thomas Creleigh and Ann his wife by Instrument bearing date of the day next before the day of the date of these presents for the term of one Year and by force of the Statute for Transferring Lives in to Possession of free indubitable Carolina as aforesaid) and to his heirs and assigns for ever All that Piece Part or Parcel of a Town Lot of Land Situate lying and being on the East Side of Old Church Street Meeting Street in Charleston aforesaid containing from North to South on the West Side thereof forty five feet of space then Return from West to East on the North Side thereof two Hundred and thirty six feet and four inches then Run from North to South on the East Side thereof forty five feet and then Return from East to West on the South Side thereof two Hundred and thirty six feet and four inches of space. And is sitting and bounding to the west on the said Street to the North on Land of William Harvey to the East on and now in the Possession of the Reverend Oliver Street belonging to the Baptist Church & to the South on other Part of the said Lot owned by Ebenezer Simonson Esquire lately deceased to his Daughter Mary Simonson, which said Piece Part or Parcel of a Town Lot of Land hereby intended to be granted and Released was given and devised by the aforesaid Ebenezer Simonson Esquire deceased unto his Daughter Ann Creleigh his Party hereby in and by his last will and testament now remaining in the Secretarys Office of this State Notation hereunto being had may more fully and at large appear Together with all and singular the Rights Privileges Incumbrances Easements Hereditaments and Appurtenances whatsoever to the said Piece Part or Parcel of a Town Lot of Land belonging or in anywise incident or appertaining And the Remainder and Remainders



and all and singular other the Premises herein before mentioned or intended to be  
 lawfully Granted and Released with their appurtenances unto the said Joshua  
 Ward his heirs and assigns to the only use and behoof of the said Joshua Ward  
 his heirs and assigns for ever. And the said Thomas Evelyn for himself his  
 heirs Executors 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 parents 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  
 hold use occupy Possess and enjoy the said Piece Part or Parcel of a Tract Lot of  
 Land and Premises herein before mentioned with their and every of their ap-  
 purtenances and receive and take the Rents Issues and Profits thereof and of  
 every Part thereof to his and their own proper use and behoof without any law-  
 ful due strict Rightful Demand written objection or Interruption of or by the said  
 Thomas Evelyn and Ann his wife or either of them their or either of their  
 heirs or assigns or any other Person or Persons whatsoever. And also that  
 he the said Thomas Evelyn and his heirs Executors and Administrators the  
 said lawfully Granted and Released Promises and every Part thereof with their  
 appurtenances unto the said Joshua Ward his heirs & assigns against the  
 said Thomas Evelyn and his heirs and all other Persons whomsoever shall  
 and will warrant and for ever defend by their parents Mr Wm Phelps  
 whereof the said Parties to this present have herunto interchangeably set  
 their hands and Seals the day and Year first above written.

Sealed and Delivered The words of the said Joshua Ward being first interlined  
 in the Presence of John Edwards Junr Thomas Evelyn (L.S)  
John Edwards Junr Ann Evelyn (L.S)

Received the day of the Date of the within written Instrument of the  
 within named Joshua Ward the Sum of Three hundred and thirty  
 Dollars being the full Consideration Money within mentioned to  
 be paid by him.

Witness John Edwards Junr

Thomas Evelyn

South Carolina  
 Charleston District

Thomas Phelps being duly sworn made oath that  
 he was present and did see the within named Thomas Evelyn and Ann his  
 wife sign seal and as their Act and Deed deliver the within Instrument  
 of writing to and for the use therein mentioned and that he with John Ed-  
 wards Junr signed their names as Witnesses thereto.  
 Sworn before me the 13 August 1772  
 Geo. Sheed

to the said premises belonging or in any wise connected or appertaining  
to have and to hold all and singular the premises before mentioned  
with the said Eliza Taylor and Martha Taylor her heirs and assigns  
forever lawfully claiming to claim the same or any part thereof  
themselves or heirs and estate this tenth day of October in the year of our  
lord one thousand eight hundred and forty five and in the second year  
of the statehood of the United States of America.

Witness my hand and seal in the  
presence of the undersigned  
notary public for the State of South Carolina  
this 10th day of October 1845.



Wm. B. Richardson (Seal)  
Notary Public

Wm. B. Richardson  
Notary Public

The State of South Carolina Circuit Court District No. 1 appears a  
before me Wm. B. Richardson who being duly sworn deposes that he  
was present and saw the within named Wm. B. Richardson depose  
and believe the within instrument of writing as his act and  
deed and that he with Wm. B. Richardson depose this same as in and to the  
facts shown to before me this 10th October 1845.

Wm. B. Richardson (Notary Public) Jm. Richardson  
Witness and subscribes this 10th day of October 1845.  
Wm. B. Richardson Notary Public

William Lloyd  
John Lloyd  
James Lloyd  
Wm. Lloyd

The State of South Carolina Circuit Court  
District No. 1 appears a  
before me Wm. B. Richardson who being duly sworn deposes that he  
was present and saw the within named Wm. B. Richardson depose  
and believe the within instrument of writing as his act and  
deed and that he with Wm. B. Richardson depose this same as in and to the  
facts shown to before me this 10th October 1845.

deposes and believes by his last will and testament and by power  
remains in the office of the Ordinary of Charleston District No. 1 in the  
work and appoint as follows to wit: I give and devise unto my said  
beloved wife during her life and the full free and undisturbed use  
and enjoyment of my lands and lot of land on the last side of  
Fourth Street in Charleston on condition nevertheless that she  
permit and suffer each of my daughters as many as she shall have  
unmarried or who hereafter may become unmarried during the  
time they remain single and unmarried with their children during  
such time to remain and reside on the premises so long as the said  
unmarried and from and after the death or marriage of my said wife  
then my will is respect of my said lands and lot is that the same shall  
be appropriated to the use of my said daughters so long as the said  
single and unmarried as aforesaid free of all rent and charges and to



thereof but from and after the death or marriage of our said wife  
and daughters as aforesaid then any two or three that my said wife and  
let shall be sold and disposed of in one or several lots either at public  
or private sale for cash or credit at the discretion of my executors or  
the survivors of them and the proceeds arising from such sale shall  
and be equally to be equally divided among my children then alive  
and of the issue of each of them as may be seen in each issue of some  
than one to represent and divide between them the share of portion  
which their immediate ancestor of living would have been entitled  
unto. And whereas John Ward and James Ward the sons of the said  
Joshua Ward were appointed the executors of the said last will and  
testament both of whom duly qualified themselves and whereas the  
said James Ward did survive the said Joshua Ward and afterwards  
expired this life having duly executed his last will and testament which  
is duly proved and recorded in the Office of the Probate of Charles County  
District wherein he did appoint James Ward son of the said Joshua  
Ward William Ward and Francis A. Ward Executors of whom  
the said James Ward, Joshua Ward and William Ward duly qualified  
themselves and whereas the said William Ward had deceased this  
said James Ward and Joshua Ward are as sole qualified surviving  
executors of the last will and testament of the said Joshua Ward the  
said surviving executors of the said Joshua Ward first show a power  
has under the will the executors of the last of the said Joshua Ward  
deceased and whereas the wife and all the daughters of the said  
Joshua Ward deceased have forfeited their life interest in a lot  
of the premises within mentioned has been ordered and decreed  
to be made by his executor in his said last will and testament that  
whereas also it has been decreed must as an appurtenance to all interest  
to divide the aforesaid lot of land into two parts or lots and whereas  
the same after due public notice have been exposed to sale at public  
auction at which sale James C. Birney bought the same at the highest  
bids for the lot hereinafter particularly described at the price  
of seven of nine thousand nine hundred and ten dollars. Now  
know all men by these presents that I William Ward executor  
aforesaid of the last will and testament of the said Joshua Ward  
survivor at law deceased by virtue of the power and in pursuance  
of the authority therein given and in consideration of the sum of  
nine thousand nine hundred and ten dollars to me paid by the  
said James C. Birney of Charleston in the State of South Carolina  
I have sold the receipt whereof is here by acknowledged have granted  
conveyed sold and released and by these presents do grant conveyance  
and release unto the said James C. Birney all that lot of land  
of land situated lying and being on the east side of Meeting Street and





of London

in consideration of the sum of £1000

Y-10-005  
Jan. 10, 1840

to justice, and my name, Elizabeth, to witness and  
to sign the said Marriage Contract and Agreement

*James M. Smith*

Notes and Angles, by Isaac

now in the hands of the ruling and arbitrary of them  
and the Southern States before mentioned, we  
and they, of their representatives, of a good man,  
Iris, Pious, Power of Education, or Learning.

**NOTICE**

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

1944

As, British Air







1854

Oui mill => Susan Adger

whatsoever, had, made, done, committed or suffered, by me the said *O. Mills* or any other person or persons whatsoever

AND LASTLY, That *I* the said *O. Mills* and my Heirs, and all and every other Person and Persons lawfully claiming or to claim, any Estate, Right, Title, Tenet, or Interest of, in or to the said *lot of land with the buildings 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 *James 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 buildings 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 *James 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 *twelfth* day of *March* in the year of our Lord one thousand eight hundred and *fifty* form and in the *fourth* year of the Independence of the United States of America.

*O. Mills* (Signature)

STORED, SEALED, AND DELIVERED }  
IN THE PRESENCE OF  
*C. Roach*  
*J. L. Ryan*

THE STATE OF SOUTH-CAROLINA, }

*Charleston* District.

PERSONALLY appeared before me *J. L. Ryan* and made On<sup>d</sup>, that *he* saw the within named *O. Mills* Sign, Seal, and as *his* Act and Deed, deliver the within written Deed; and that *he* with *C. Roach* witnessed the execution thereof.

SWORN before me, this *twelfth* day of *June* AD. 1854.  
*Ch. Richardson* Not. Public.  
*Not. Public. ex officio*

THE STATE OF SOUTH-CAROLINA, }

*Charleston* District.

I, *Richardson* Notary Public in and for the said State of South Carolina, do hereby certify unto all whom it may concern, that *James Adger* did this day appear before me, and upon 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 whatsoever, renounce, release, and forever relinquish unto the within named *James 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 *twelfth* day of *March* Anno Domini, 1854.

*R. M. Ryan* Not. Public.

*Sarah Ann Mills*

*Thus, & Ex. of this 20th June 1854.*

*Mo. Ann P. Rich* Registrar

STATE

Know all

in the State aforesaid, to me paid in the State aforesaid, sell and release, unto the State in the said and the said (person) Godwin Anne

TOGETHER with incident or appurtenance

Heirs and Assigns forever defend all and

Heirs and Assigns, agree

AND I do for my self and others Presents, in manner as

Presents, as in

intended to be hereby perfect, and absolute of any use or power, or the said *lot* good Right, full Power

mentioned, and intend the said *lot*

*James* Heirs and Assigns, from the said *lot*

released, and every Part Eviction, or Interruption

whatsoever, AND

1904

To Mary Rhett Simonds.

BOOK 2, 34  
TITLE TO REAL ESTATE

The State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, THAT

I Susan D. Adger 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 Simonds 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 Simonds,

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  
thirty six (36) but now as Number Forty eight (48) Meeting Street;  
measuring seventy seven (77) feet four (4) inches and in depth on  
the northern line from West to East two hundred and thirty two (232) feet on Eastern Boundary the line running very irregular-  
ly first Southwicks from the northern line forty four (44) feet then  
from East to West forty six (46) feet then Southwicks one hundred  
and thirty (130) feet six inches and on South line from East to West  
one hundred and eighty two (182) feet be the same dimensions a  
little more or less.

Butting and Bounding to the northern land of Dr. Edmund  
Ravens and wife to the East partly on land of the Baptist Church  
and partly on lot of John Grier to the South partly on lot  
of but principally on lot of R. D. Pinchney and wife  
and to the West on Meeting Street as by reference to a Plat thereof  
recorded in the Public Conveyance Office of Charleston County in  
Plat Book A, page 21 of which more fully appears the original of  
which was delivered with deed from John Grier to James Adger Sr.  
bearing date the Tenth day of March Anno Domini Eighteen hun-  
dred and fifty four.

May 10, 1854

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

E. (S → N) 44"  
(E → W) 46"  
Start 130' 6"

Sum 182'

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 Simonds  
her  
Heirs and Assigns forever.

And I 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 Simonds her  
Heirs and Assigns, against myself and my Heirs, and all persons whomsoever  
lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this eleventh day of July

In the year of our Lord one thousand nine hundred and four  
and in the one hundred and twenty ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and Delivered  
in the Presence of  
Sarah A. Smith  
Augustine J. Lowy the

Susan D. Adger [Seal]

THE STATE OF SOUTH CAROLINA  
Charleston  
PERSONALLY  
and made oath that he is  
sign, seal and as he  
SWORN to before me,  
July  
Notarial Seal

THE STATE OF SOUTH CAROLINA  
do hereby certify unto  
the wife of the within  
did this day appear bet-  
sion, dread or fear of a  
Heirs and Assigns, all  
GIVEN under  
[Seal]

Our wills  
James Adger



1958 Summons -> First Baptist Church

BOOK 66 PAGE 589

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:

ALL that lot, place 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. Carllard, 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

2-13



a general westerly direction 44.5 ft., to a point, running thence in a general southerly direction 126.8 ft. to a point, which is common to this property, and property of Estate of Thomas M. Bacot, 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. Gatzfeld, to the East on property of The First Baptist Church of Charleston and property of Estate of Thomas M. Bacot, 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 executrixes 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.