

16 Water Street

By William P. Hamilton

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College of Charleston Graduate Program in Historic Preservation
Research and Documentation
HIP 611



16 Water Street

Prepared for the College of Charleston and Clemson University
Graduate Program in Historic Preservation

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16 Water Street Circa. 1839-1852

Charleston, South Carolina

Introduction

The date of construction for 16 Water Street was determined through a combination of documentary resources. The building is not present on the 1801-1802 "Plan of the city of Charleston" Map found in the South Carolina Room of the Charleston County Public Library. Deed Book Y10, page 351 shows James Paty selling the land to Hugh Vincent in 1839. There is no evidence at this time that a structure was built on the property. However, it appears that there is a structure on the property in a Ward Book from 1852. Ward Books from the years 1852-1964 show the house as a two story wooden framed structure. The dimensions of the property are 47 feet on its East and West sides and 80 feet on its North and South sides. This information also highlights the fact that the house was consistently two stories and made of wood until sometime between the years 1884 and 1888 when an addition was made to the North side of the house.

From the abovementioned historical information it appears that the house on what is now 16 Water Street was built sometime between the years 1839 and 1852. It was subdivided in 1988 into 16 and 16 1/2 Water Street when another structure was built on the north side of the property. This and the addition in the 1880's seem to be the only changes to the house since its construction.

Historic Charleston Foundation

It was determined from a general file on Water Street that the large granite posts situated at the corner of Church and Water Streets were used to tie boats to that came up Vanderhorst Creek. Small crafts were driven up Vanderhorst Creek northwest and grounded on the West side of Meeting Street during a hurricane in 1752. In addition, in 1775 the last Colonial Governor, Lord William Campbell, realized that local Revolutionary leaders were planning to take him prisoner. Lord Campbell escaped from his house through his garden on 34 Meeting Street to Vanderhorst Creek, modern day Water Street, by rowboat. He directed the boat southeast down Vanderhorst Creek and eventually to the British ship, Tamar, that was anchored in the harbor.



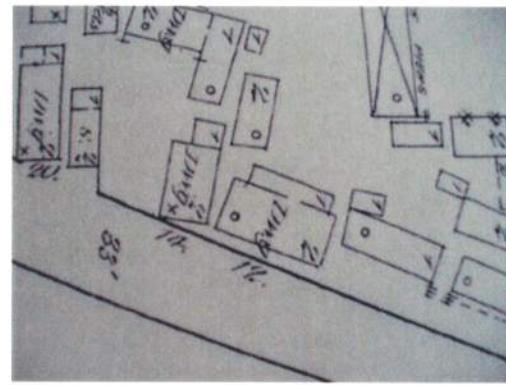
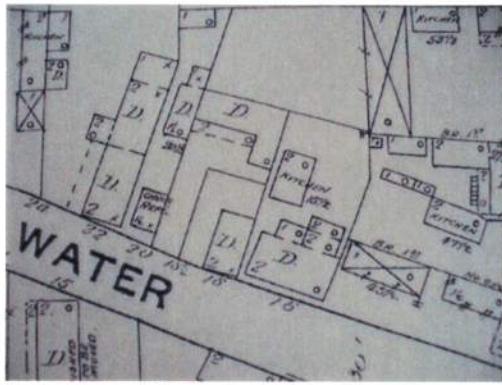
Vanderhorst Creek circa 1739.



Granite posts on the corner of Church and Water Streets.

Charleston County Public Library-SC Room

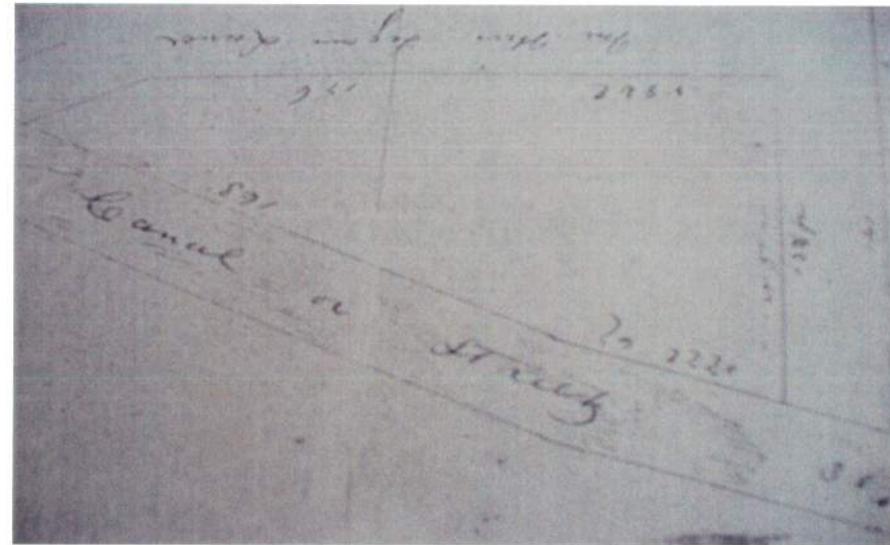
Sanborn Fire Insurance Maps- A Sanborn Fire Insurance Map from 1884 shows the structure located at what is now known as 16 Water Street at what was then 12 Water Street. It was determined through the use of Sanborn Maps from the years 1884 and 1888 that sometime between these years the property number changed from 12 to 16 Water Street. In addition, Sanborn Maps from 1902, 1904 and the 1950's show the structure at 16 Water Street as a two story wooden dwelling. A separate kitchen house also appears on the 1884 and 1888 Sanborn Maps that is no longer present today. It was determined that the overall appearance of the main house has changed little from the early twentieth century until the present from a picture taken in 1910 that is kept in a vertical file listed as "Water Street" at the Charleston Historical Society. However, there was an addition to the North side of the dwelling between the years 1884 and 1888.



(Left) A Sanborn Map showing 16 Water street in 1888. (Right) A Sanborn Map showing 16 Water Street as 12 Water Street in 1884.

History of Water Street- What is now Water Street was once a body of water known as Vanderhorst Creek that ran from the Battery northwest to Meeting Street. The 1788 "Map of the City of Charleston" shows this creek running along the same general path of Water Street from the Battery northwest to the intersection of Church Street. A plat copied from 1787 found in the book entitled The Streets of Charleston depicts Young's Bridge crossing over Vanderhorst Creek connecting Church Street near the midpoint of the Creek. It was determined from the 1788 "Map of the City of Charleston" that the northwest half of Vanderhorst Creek North of Church Street had been filled in by 1788. The Streets of Charleston highlights the fact that sometime between 1788 and 1792 Vanderhorst Creek had been filled in its entirety, however, a general file regarding Water Street states that by 1784 the street appeared on some of the earlier plats. In 1819 its main branch was along the same path as Water Street while its southern branch ran along the path of Lynch's Lane. The exact date has not been determined as to the date Young's Bridge was taken down, although, from evidence that Vanderhorst Creek was filled in by 1792 it would not be false to claim that the bridge was taken down around that same time.

Recently what may have been part of the original Fortification Wall around Charles Town was uncovered on the corner of Church and Water Streets. Constructed about 300 years ago, the Wall ran along Water Street and would have been used to guard Charleston's Southern border.



An Illustration showing Vanderhorst Creek running southeast circa late 1700's.

Damage to 16 Water Street- From records taken after the earthquake of 1886 there was no damage to the house. All of its components were intact and in good condition while the houses on either side of the property to the southeast and northwest, including what is now 18 Water Street to the northwest and 14 Water Street to the southeast, did incur some damages that were repaired. There were no records of any fire damage from the major fires that occurred in Charleston. In addition, there was no damage assessment recorded at the Historic Charleston Foundation after Hurricane Hugo in 1989. A photograph taken immediately after the hurricane shows almost no damage to the home, with the exception of a few of broken window panes on the lower right hand corner of the facade.



16 Water Street post Hurricane Hugo in 1989.

Charleston County Register Mesne Conveyance Office-Historic Document Room

McCrary Plats- McCrary Plat #6987 depicts what is now Water Street as a “Canal or Street”. It is important to note that the “Canal or Street” shown in the plat is 30 feet wide which indicates that modern day Water Street is approximately the same width as the original street, or creek. It was determined that the plat was created sometime in the late 1700’s when Vanderhorst Creek was being filled. McCrary Plat #1212 shows what is now 16 Water Street adjacent to the lands once owned by Thomas Simmons which includes those lands West of Thomas Young’s property on the Corner of Church and Water Streets. The property runs along the North side of Water Street and ends at Meeting Street. From the illustrations on this plat Simmons seemed to be subdividing the land in 1787.

In addition, it was determined from the “Grand Model Plat” that 16 Water Street was situated on Lot 77 of the original Grand Model.

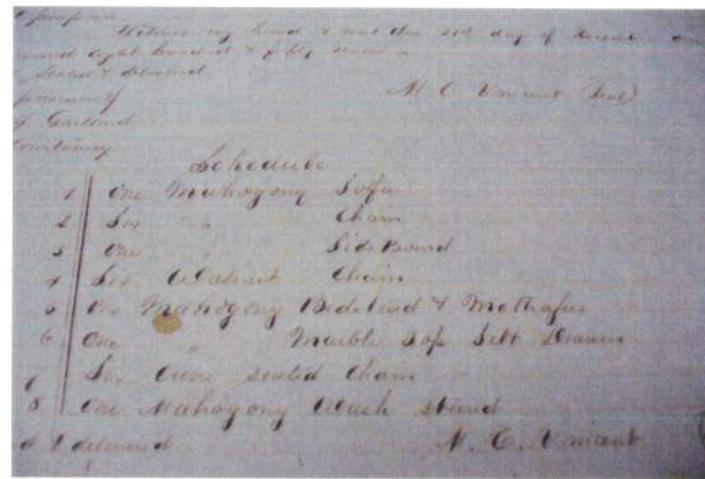
Charleston Ward Book Entries

(1852-1988)

Ward 1

Owner	Lot Size	Structure
1852-1858 Hugh Vincent	40'x80'	2W
1858-1880 Henry A. Mcleod	40'x80'	2W
1880-1906 Rosalie R. White	40'x80'	2W
1906-1926 Nelle Reed Kinsey	40'x80'	2W ¹
1926-1944 Tudor H. Chisolm	40'x80'	2W
1944-1965 Estelle R. Chisolm	40'x80'	2W
1965-1972 W.F. and Irene Gilland	40'x80'	2W
1972-1988 C.B. Robson	40'x80'	2W
1996 – Present Richard R. and Roxanne G. Vogel	40'x80'	2W

¹ From this point on the house on the site remains one two-story wooden dwelling until 1988.



Inventory of household goods and furniture belonging to Mary L. Vincent, dated December 22, 1858. The list includes items such as a mahogany sofa, two chairs, a sideboard, a cabinet, a marble top settee, a caned chair, and a mahogany wash stand. The list is signed "A. C. Vincent" at the bottom.

Inventory		Schedule
1	One Mahogany Sofa	
2	Two " " Chairs	
3	One " " Sideboard	
4	One Cabinet Chair	
5	One Mahogany Wash Stand	
6	One Marble top Sett Staircase	
7	One Caned Chair	
8	One Mahogany Wash Stand	
9	One Cabinet	

An inventory found in Deed Book E14, page 179 of those belongings Mary L. Vincent gave to Henry A. Mcleod when she sold him the house in 1858.

Charleston County Deed Books- Although the exact date of construction and the builder of the house were not confirmed, the purpose of consulting the Deed records was primarily to attempt to determine a date of construction, and to be able to associate names with a history of the dwelling so that a Chain-of-Title could be formed.

Chain-of-Title as constructed from Ward and Deed Books:

As mentioned above, a date of construction was not determined, although, it was determined through Deed and Ward Books that the house at 16 Water Street was constructed between the years 1839 and 1852. In August of 1839 an individual named James Paty sold the home to Hugh Vincent. There were no records to be found regarding James Paty except for what was mentioned in the 1839 Deed Book Y10, page 351. Hugh Vincent left the home to his wife Mary at his death and Mary sold the home to Henry A. Mcleod in December of 1821 as mentioned in Deed Book E14, page 178. Henry Mcleod was married to Mary and Hugh Vincent's daughter, Mary Evelyn. On December 22, 1880 Henry Mcleod sold the home to Rosalie R. White. This can be found in Deed Book E18, page 366. Rosalie White then sold the home to Nelle Reed Kinsey on August 8, 1906. This is found in Deed Book D22, page 208. On August 31, 1926 Nelle Reed Kinsey sold the house to Tudor H. Chisolm which is mentioned in Deed Book K33, page 159. At the death of Tudor H. Chisolm his wife, Estelle, was granted the home in April of 1944. This information can be found in Deed Book T44, page 647. Estelle Chisolm then sold the house to W.F. and Irene Gilland in July of 1965. This information is mentioned in Deed

Book L83, page 387. In February of 1972 W.F. and Irene Gilland sold the house to C.B. Robson who owned the home until 1995. The house was then bought by Virginia Brush in 1995 which can be seen in Deed Book P252, page 335. The present day owners are Mr. and Mrs. Richard Vogel. They bought the home in 1996. This is mentioned in Deed Book T274, page 824.

Date	Owner
? -1839	James Paty
1839 -1858	Hugh Vincent
1858 - December 1880	Henry A. Mcleod
December 1880 - March 1906	Rosalie R. White
March 1906 - August 1926	Nelle Reed Kinsey
August 1926 - April 1944	Tudor H. Chisolm
April 1944 - July 1965	Estelle R. Chisolm
July 1965 - February 1972	W.F. and Irene Gilland
February 1972 – August 1988	C.B. Robson
August 1988 – February 1995	Virginia B. Brush
August 1996 - Present	Richard L. and Roxanne G. Vogel

South Carolina Historical Society

Charleston City Directories

1840-41 – Hugh Vincent, Ship Chandler

1859-60 – Henry A. Mcleod, Commission Merchant

1913 – Rosalie R. White, Widowed Home Owner

1925-1926 – Nelle Reed Kinsey, Time Keeper for the Atlantic Coast Line

1944 - Tudor H. Chisolm, Superintendent for Merchant Fertz Co.

1944 – Estelle R. Chisolm, Widowed Home Owner

1965 – W.F. and Irene Gilland, W.F. Gilland was a guidance counselor at St. Andrews Parish High School and Irene Gilland was a teacher at Ashley Hall Girls School.

1980 – C.B. Robson, Attorney.

Appendix

- **Chain-of-Title**
- **“1984 U.S. Postal Service Map” showing the fortification surrounding Charles Town**
- **“1972-1973 Historic Architecture Inventory Map” showing Water Street as it still appears today**
- **Section of the “Grand Model Plat” from 1680-1700**
- **Legible Deed and Ward Books**
- **McCrady Plats: #1212 & #6987**

**Chain-of-Title
16 Water Street**

Date	Book and Page	Grantor	Grantee	Lot Size
9/30/1996	T274/ P.824	C. B. Robson	Richard L. and Roxanne G. Vogel	47'x80'
2/15/1995	P252/ P.335	C.B. Robson	Virginia B. Brush	47'x80'
2/16/1972	O98/ P.223	W.F. and Irene Gilland	C.B. Robson	47'x80'
7/1965	L83/ P.387	Estelle R. Chisolm	W.F. Gilland	47'x80'
4/1944	T44/ P.647	Tudor H. Chisolm	Estelle R. Chisolm	47'x80'
8/31/1926	K33/ P.159	Nelle Reed Kinsey	Tudor H. Chisolm	47'x80'
8/8/1906	D22/ P.208	Rosalie R. White	Nelle Reed Kinsey	47'x80'
12/22/1880	E18/ P.366	Henry A. Mcleod	Rosalie R. White	47'x80'
12/21/1858	E14/ P.178	Mary L. Vincent	Henry A. Mcleod	47'x80'
8/4/1839	Y10/ P.351	James Paty	Hugh Vincent	47'x80'

Cooper River







Witness my o^r and seal this 20th day of January A.D. 1868 -
W. Mitchell

Wm Wright

Alex. Owens *AS*

P

Personally appeared Wm Wright & made oath that he saw Alex. Owens execute the above assignment of this Bond to P. W. Sikes & that he signed him thereon as witness to the same.

Swear to before me this 20th January 1868 -

Just. W. K. Reid
Magistrate

Wm Wright

M C Vincent

50

M Evelyn McLeod
and of wife

State of South Carolina

I know all men by these presents that I
Mary C. Vincent of the City of Charleston in
the State aforesaid, doth now, for your considera-
tion of the bond & affection I have & have given to

my dear Daughter M Evelyn McLeod wife of M. A. McLeod & also
for & in consideration of the sum of one dollar to me in hand paid
by M. A. McLeod & here granted & bargained sold sold & released & by
these presents do grant bargain sell & release & deliver unto the said
M. A. McLeod all that Lot, piece or parcel of Land situated lying & being
in the City of Charleston in the State aforesaid on the Broad and of
Water Street & two doors east of Church Street in the Building
now or late of Dr. Thomas J. Simons, East on Broad and or
late of Dr. William Head, West on lands now or late of Dr. Malone,
South on Water Street Measuring & containing in front sixteen feet
wide, seven (7) feet, & in depth eighty (80) feet the said Lot containing
upon it a low, long wooden building, together with all my household &
household of every kind, sover claim with all due & in Equity & all the rights
incident thereto & appertaining thereto belonging to me during my
life & after my death, and also all & every other ^{articles} of furniture & household
goods & chattels & contained in the aforesaid house, together with
a general bond to obtain & to pay the premises above mentioned

Establishment, & to the following conditions, terms & purposes, that is
to say, that that for the sole & separate use of the said Mr. Erdly & McLeod
for his material interests, he shall be & for the person or persons & such uses
intents & purposes as she shall by writing or in the nature of a will appoint, &
in default of such appointment, to be distributed at Law, not subject to the
obligations, liabilities & engagements of his parent or any future husband
Provided also that in case said widow or any such acting under this trust
should depart this life or desire to be relieved from this trust it may
be lawful for the said Mr. Erdly & McLeod under his hand to name some
other person to act as Trustee. Provided also that he shall be vested with all rights
powers & privileges of said Mr. A. McLeod. Provided also that any sum or
money bequeathed in all the said property or any other property controlled by
this trust & the proceeds of such sale or sale being remitted in any other
property real or personal to be held subject to the same uses trusts in
trust & purposes.

Witness my hand & seal this 21st day of December one
one thousand eight hundred & fifty seven

Signed, sealed & delivered

in presence of
John A. Gaillard
W. A. Courtney

M. C. Vincent (Seal)

Schedule

- 1 One Mahogany Sofa
- 2 Six " " Chair
- 3 One " " Sideboard
- 4 Six Walnut Chair
- 5 One Mahogany Bedstead & Matress
- 6 One " " Marble Top Bett Drawers
- 7 Six cane seated chair
- 8 One Mahogany Wash Stand

Sealed, Signed & Delivered

M. C. Vincent

(Seal)

In presence of
Mrs. A. Elliott

Henry A. McLeod (Seal)

State of South Carolina

Do you me personally affirme that Mr. A. Courtney
with writing date soon with that he saw Mr. C. Vincent sign and
to see her act & deliver this trust & that he with John A. Gaillard witness
the execution thereof
December the 15th January 1858

Charles A. Simonton

Wm A. Courtney

Magistrate

Recd 76th Jan 1858

Bouquet McLeod
to
Rosalie Raymond White
Conveyance

The State of South Carolina
Whereas on the 21st
day of December 1857 Mary C. Vierneth
by her deed of gift conveyed the lot of
land hereinafter described to Henry A.
McLeod trustee of Mary Evelyn McLeod

his wife for her sole and separate use during her life and at
her death to or for such person or persons use or interests as
she shall by will direct and in case of her dying so will
then to her distributees at law and whereas the said Mary
Evelyn McLeod departed this life intestate on the 6th day of November
1864 leaving surviving her said husband Henry A. McLeod
and her three children, to wit: Henry Augustus, Clara McLeod
and John Alexander of whom the said John Alexander
died in 1878 a minor and unmarried leaving the said
land under the provision of the said deed vested in us the
said Henry A. McLeod, Henry Augustus McLeod and Clara
Evelyn McLeod.

We know all men by these presents that we
the said Henry A. McLeod, Henry Augustus McLeod and
Clara Evelyn McLeod sole distributees at law of the said
Mary Evelyn McLeod in the State aforesaid in consideration
of the sum of Two thousand one hundred and less dollars
(\$2110.00) to us paid by Rosalie Raymond White all that
beginning at the corner of the said lot and running along
the said lot piece by piece of land situated being
in the City of Charleston State of South Carolina on the
North side of Water street two doors west of Church street building
and bounded North on lands now or late of Dr. Holmes
South on Water Street East on lands of Dr. H. Deak and
west on land of Dr. Holmes measuring and containing
in front on said street forty seven feet (47ft) and in depth
Eighty feet to the same more or less.

Together with all and singular
the rights, members, hereditaments and appurtenances to the
said premises belonging or in any wise incident or appertaining
to have and to hold all and singular the premises before
mentioned unto the said Rosalie Raymond White her heirs
and assigns forever. And we to hereby bind ourselves our
heirs executors, and administrators to warrant and forever
defend all and singular the said premises unto the said
Rosalie Raymond White her heirs and assigns against us
and our heirs and all persons whomsoever lawfully claiming
or to claim the same or any part thereof.

Witness our hand and seal this thirtieth day
of November in the year A.D. One thousand eight hundred
and eighty, and in the one hundred and fifth year of the
Patriotism & Independence of the United States of America
Signed sealed and delivered

in the presence of
Robert A. Gibbs
Brice and Kennard

Henry A. McLeod (S.S.)
Henry Augustus McLeod (S.S.)
Clara Evelyn McLeod (S.S.)

NOTICE
THE ADJACENT PAGE WAS FAMED
THE DISCARDED, BLURRED OR OTHER-
WISE DAMAGED WHEN RECEIVED
FOR MICROFILMING.

101
Nelle Reed Kinzie.

200
BOOK D. 22.
TITLE TO REAL ESTATE.
REED, JOHN & SONS CO., BIRMINGHAM, N. Y.

The State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, THAT

S. Rosalie Raymond White of Charleston

in consideration of the sum of

Twenty five hundred

Dollars,

to me

in hand paid at and before the sealing of these Presents, by Nelle Reed Kinzie, 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 Nelle Reed Kinzie

All that lot, Piece or Parcel of Land situate, lying and being in the city of Charleston, State of South Carolina, on the North side of Water street, 32 rods West of Church street, and now known as No. 1 Water street; Butting and Bounding North on lands now or late of Dr. Holmes; South on Water street; East on lands of Dr. W. Reed and West on lands of Dr. Holmes; measuring and containing in front on street forty-seven (+) feet, and in depth eighty (80) feet, to the same more or less.

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 Nelle Reed Kinzie, 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 Nelle Reed Kinzie, her

Heirs and Assigns, against me and my Heirs,

and all persons whosoverly lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 8th day of August

in the year of our Lord one thousand nine hundred and six

and in the one hundred and thirty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of

J. B. Blattner

Rosalie Raymond White (R. S. W.)

63

Judeo H. Chisolm

BOOK K. 33-TITLE TO REAL ESTATE
BALTIMORE, MARYLAND

The State of South Carolina,

KNOW ALL MEN BY THESE PRESENTS, THAT

I, Nelle Reed Kingie, in the State aforesaid
in consideration of the sum of Twenty (\$20.00) Dollars and other valuable considerations
to me in hand paid at and before the sealing of these Presents by Judeo H. Chisolm,
Dollars,

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 Judeo H. Chisolm,

All that lot, piece or parcel of land with the buildings thereon,
situate, lying and being in the City of Charleston, State of South Car-
olina, on the North side of Water Street, Two doors West of Church
Street, and more precisely known as Number sixteen (16) Water Street
Building and Bounding North on lands formerly of Dr. Holmes,
South on Water Street. East on lands of Elizabeth S. Chisolm, formerly
of Dr. W. Reed and West on lands of Holmes, formerly of Dr. W. Reed
measuring and containing one hundred Water Street, forty-
seven (47) feet and in depth eighty (80) feet, be the same more or less.

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

Judeo H. Chisolm, his

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 Judeo H. Chisolm, his

Heirs and Assigns, against any and every Heirs,

and all other persons lawfully claiming or to claim the same, or any part thereof.

WITNESS: me Hand and Seal this 31st

day of August

in the year of our Lord one thousand nine hundred and Twenty six and

in the one hundred and fifty first

year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of

George E. Grinnell
C. H. Martin

Nelle Reed Kingie

1 S.S. 1
(S.S.)

S.C.D.

STATE OF SOUTH CAROLINA,

BOOK T-44 TITLE TO REAL ESTATE

I, Tudor H. Chisolm,

KNOW ALL MEN BY THESE PRESENTS, THAT

in consideration of ~~affection~~ love and affection for my wife, Estelle R. Chisolm, and the sum of One ~~Dollar~~,
(\$1.00) Dollar to me in hand paid at and before the sealing of these presents by Estelle R. Chisolm.

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 Estelle R. Chisolm, her heirs and assigns:

All that certain place, parcel or lot of land with the buildings thereon, situate, lying and being on the North side of Water Street, in the block between Church and Meeting Streets, in the City of Charleston, County of Charleston and State of South Carolina, and known in the present numbering of streets as No. Sixteen (16) Water Street. The said lot of land being more fully described and delineated on a Plat thereof made by Joseph Needle, C.E., dated June 21, 1929, and recorded in the R.M.C. Office for Charleston County in Plat Book E, page 219.

Measuring and Containing on the South line on Water Street Forty-two (42) feet, on the East line Eighty and 45/100 (80.45) feet, on the rear or North line Forty (40) feet, and on the West line Eighty (80) feet, be the said dimensions more or less, as shown on said Plat.

Butting and Bounding to the North on lands now or formerly of James Adger; to the East on lands now or formerly of James Adger, Marie B. Norbeck, Marian R. Mitchell and Fay Witte Hall; to the South on Water Street, and to the West on lands of Georgianna Harry Townsend and Mary H. Bailey.

This is the same property described in deed of Nelle Reed Kinney to Tudor H. Chisolm dated August 31, 1926, and recorded in the R.M.C. Office for Charleston County in Book K-33, page 159.

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 Estelle R. Chisolm, her Heirs and Assigns forever.

And I do hereby bind myself, my Heirs Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Estelle R. Chisolm, her Heirs and Assigns, against me and my

and any person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my Hand and Seal, this 14th day of April

in the year of our Lord one thousand nine hundred and forty-four and

in the one hundred and sixty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of

Tudor H. Chisolm (L.S.)

S.P. Dent

(L.S.)

D.A. Brockinton

KNOW ALL MEN BY THESE PRESENTS, THAT

I, ESTELLE R. CHISOLM

In the State aforesaid _____ in consideration of the sum of
Thirty-two Thousand and no/100 (\$32,000.00)----- DOLLARS,
to me _____ in hand paid at and before the sealing of these presents by W. FLINN GILLAND

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 W. FLINN GILLAND, his heirs and assigns:

ALL that certain piece, parcel or lot of land with the buildings
thereon, situate, lying and being on the North side of Water Street,
in the block between Church and Meeting Streets, in the City of
Charleston, County of Charleston and State of South Carolina, and
known in the present numbering of streets as No. Sixteen (16) Water
Street. The said lot of land being more fully described and delineated
on a Plat thereof made by Joseph Needle, C. E. dated June 21, 1939
and recorded in the R.M.C. Office for Charleston County in Plat Book
E page 219.

Measuring and Containing on the South line on Water Street forty-two
(42) feet, on the East line eighty and 45/100 (80.45) feet, on the
rear or north line forty (40) feet and on the West line eighty (80)
feet, be the said dimensions more or less, as shown on said plat.

Butting and Bounding to the North on lands now or formerly of
James Adger; to the East on lands now or formerly of James Adger, Marie
D. Horlbeck, Marian R. Mitchell and Fay Witte Ball; to the South on
Water Street, and to the West on lands of Georgianna Horry Townsend and
Mary H. Bailey.

STATE OF SOUTH CAROLINA,

Grantee's Address:

16 Water St.
Charleston, S.C.

Book 0 98 Page 223

KNOW ALL MEN BY THESE PRESENTS, THAT

ME, N. FLINN GILLAND AND IRENE SCOTT GILLAND

in the State aforesaid _____ in consideration of the sum of
FIFTY-SEVEN THOUSAND AND NO/100 (557,000.00) -----DOLLARS,
to _____ us _____ in hand paid at and before the sealing of these presents by CAROLINE BUCHAN ROBSON

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 CAROLINE BUCHAN ROBSON, her heirs and assigns

ALL that certain place, parcel or lot of land with the buildings thereon, situate,
lying and being on the North side of Water Street, in the block between Church and
Meeting Streets, in the City of Charleston, County of Charleston and State of South
Carolina and known in the present numbering of streets as No. Sixteen (16) Water
Street. The said lot of land being more fully described and delineated on a Plat
thereof made by Joseph Needle, C. E. dated June 21, 1939 and recorded in the R.M.C.
Office for Charleston County in Plat Book E, Page 219.

MEASURING AND CONTAINING on the South line on Water Street forty-two (42) feet, on the
East line eighty and 45/100 (80.45) feet, on the rear or North line forty (40) feet and
on the West line eighty (80) feet, be the said dimensions more or less, as shown on
said plat.

BUTTING AND BOUNDING to the North on lands now or formerly of James Adgers to the East
on lands now or formerly of James Adger, Marie D. Horbeck, Marian R. Mitchell and Fay
Witte Ball; to the South on Water Street, and to the West on lands now or formerly of
Georgianna Harry Townsend and Mary H. Bailey.

BEING the same property conveyed to N. Flinn Gilland by Estelle R. Chisolm by deed dated
July 27, 1965 and recorded that same date in Book L-93, Page 387 in the R.M.C. Office
aforesaid, and the same property of which an undivided one-half interest was subsequently
conveyed to Irene Scott Gilland by N. Flinn Gilland by deed dated March 13, 1968 and
recorded March 14, 1968 in Book J-89, Page 311, in the R.M.C. Office aforesaid.

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

)
)
TITLE TO REAL ESTATE

WHEREAS, the Grantor herein has submitted 16 Water Street to a Horizontal Property Regime as described in a Declaration and Master Deed dated April 12, 1988 and recorded simultaneously herewith; and

WHEREAS, the within Deed is a non-taxable transaction for a nominal consideration only for the purposes of properly expressing of record the description under the Horizontal Property Regime for the individual unit described herein with said unit remaining entirely in the ownership of the Grantor, Caroline B. Robson;

KNOW ALL MEN BY THESE PRESENTS, that Caroline B. Robson, Declarant of the Master Deed to 16 Water Street Horizontal Property Regime, in the County and State aforesaid, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to her in hand paid at and before the sealing of these presents by Caroline B. Robson, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Caroline B. Robson, the following described property, to wit:

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Charleston, being known and designated as Unit 16, of The 16 Water Street Horizontal Property Regime, as is more fully described in Master Deed dated the 12th day of April 1988, and recorded in the RMC Office for Charleston County, South Carolina,

in Deed Book H171, at Page 424, and survey and plot plan recorded in the RMC office for Charleston County as Exhibit "B" to said Master Deed.

THIS CONVEYANCE is made subject to all restrictions and easements of record or as set out in the said Master Deed and Exhibits attached thereto; and, recorded plats or as may appear on the premises.

THE above property having been conveyed to the Grantor herein by deed of W. Flinn Gilland and Irene Scott Gilland, dated January 31, 1972 and recorded February 16, 1972 in Book 0-98 at Page 223 in the RMC Office for Charleston County, South Carolina.

TMS No.: 458-13-01-021

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

TO HAVE AND TO HOLD all and singular, the said Premises before mentioned unto the said Caroline B. Robson, her Heirs and Assigns forever.

AND she does hereby bind her heirs and assigns to warrant and forever defend, all and singular, the said Premises unto the said Caroline B. Robson, her Heirs and Assigns, against her and her heirs and assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Hands and Seals of the undersigned parties, this 23rd day of August, in the Year of our Lord One Thousand Nine Hundred and Eighty-eight and in the two hundred and twelfth year of the Sovereignty and Independence of the United States of America.

Ward No. 1
North SIDE OF Main
West FROM East Bay STREET TO Meeting

STREET,
STREET.

Water Street North Side from Stationary Street

No. House	Streets	Owners	Dimensions	Oct 1882	1859	1854	1853	1856	No. House
22 B 2	10m x 3,500	Amey Syphill 65 J. E. Langatir	30. 112	2000	2000/2000/3000/3000/3000				21
20 W 2	6120	Oliver Toussey	45. 220	2000	2000/2000/2000/2000/2000				20
21 W 2	7000	FPC & Cleveland	18. 130	640	640/650/1000/1000/1000				19
16 (B 2)	4,000 x 3500	Dr. M. Holley East	28. 70						18
14 W 2		Dr. Mary C. Holmes	50. 65	2400	2400/2400/3000/3000/3000				17
12 W 2	3500 x 1500	Wm. Hough & Vincent	47. 00	1600	1600/1600/3000/3000/3000				16
<i>Church Street</i>									
10 B 3	8000	Cath. Blake & Blk.	70. 104	4000	4000/4000/6000/6000/6000				93 W
8 W 2		Cath. Webb now	44. 74	2400	2400/2400/3500/3500/3500				92 C
6 W 3	now Dr. Chapman	Dr. E. B. Livingston	35. 120	2800	2800/2800/4000/4000/4000				91
4 W 3	now Dr. Daniels	James Chapman	34. 160	4000	4000/4000/7000/7000/7000				90
2 B 3	16000	Wm. W. Raymond	35. 159	8000	8000/8,000/12000/12000/12000				89
<i>East Bay Battery</i>									

W

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

P

P

70

10

WARD No. 1

WIND NO. 1
North SIDE OF Water STREET,
West FROM East Bay STREET TO Meeting STREET

WARD No. 1

WARD NO. 1
North SIDE OF Water STREET
West FROM East Bay STREET TO Meeting

Baptist Meeting House Parcels.

Land of Cattle.

Thomas Young

Meeting Street

66 feet.

Mr. Ward.

236 f.

Miss Hopton.

N 78 E.

186 feet.

old Mr. Ward.

182 feet
Brick wall
old Mr. Banow.

9:5681

9:191

8:81

8:11

0:9

0:6

0:4

8:78 feet
Water Street.

House

fence.

8:00002

10

fence.

fence.

8:00002

13

Lambeth Terrace.

75

PLAN

of Lands on Meeting
and Water Streets, belonging to

Thomas Chinnon Esq.

Surveyed in August, 1707.
Scale, 100 feet to an Inch.

Elgarde Cuniper

See Sec 5-0 for further

Yale

110

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28-1/2	25-1/2	82
	3124	

8012
63
2281
2280

Mr. Sturz
leg over a bunch

一七六

16291

Answer of Prof. Dr. Schleiermacher

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三

or be content to stay while I wait for
you to come back.

172

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