

**Brief Study of the tracts of land on Matthew's Bluff/Cohen's Bluff
on the Savannah River to determine where the historic District
Line intersects the Savannah River on the bluff**

Presented to:

Cornerstone Engineering and Surveying, Inc.
Summerville, SC

November 2024



Prepared by:
Charles F. Philips



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Study of Matthew's Bluff location of the historic District Line in order to give Cornerstone Engineering and Surveying a logical place to put the southern point that formed the line.

Summary of the Project

This project was an effort to determine the location of a point [point of interest] where the historic District Line met the Savannah River. The line was established by the South Carolina Royal House of Assemblies legislation in 1768. At the time of establishment the line divided Beaufort and Charleston Precincts or Districts on the southeast from Orangeburgh District on the northwest. Currently, this study attempts to find the origin of the line on historic Matthew's Bluff, today generally known as Cohen's Bluff. That is where the original line met the Savannah River. It was drawn from that point to a point at Nielson's or Nelson's Ferry on the Santee River. This study is in two parts.

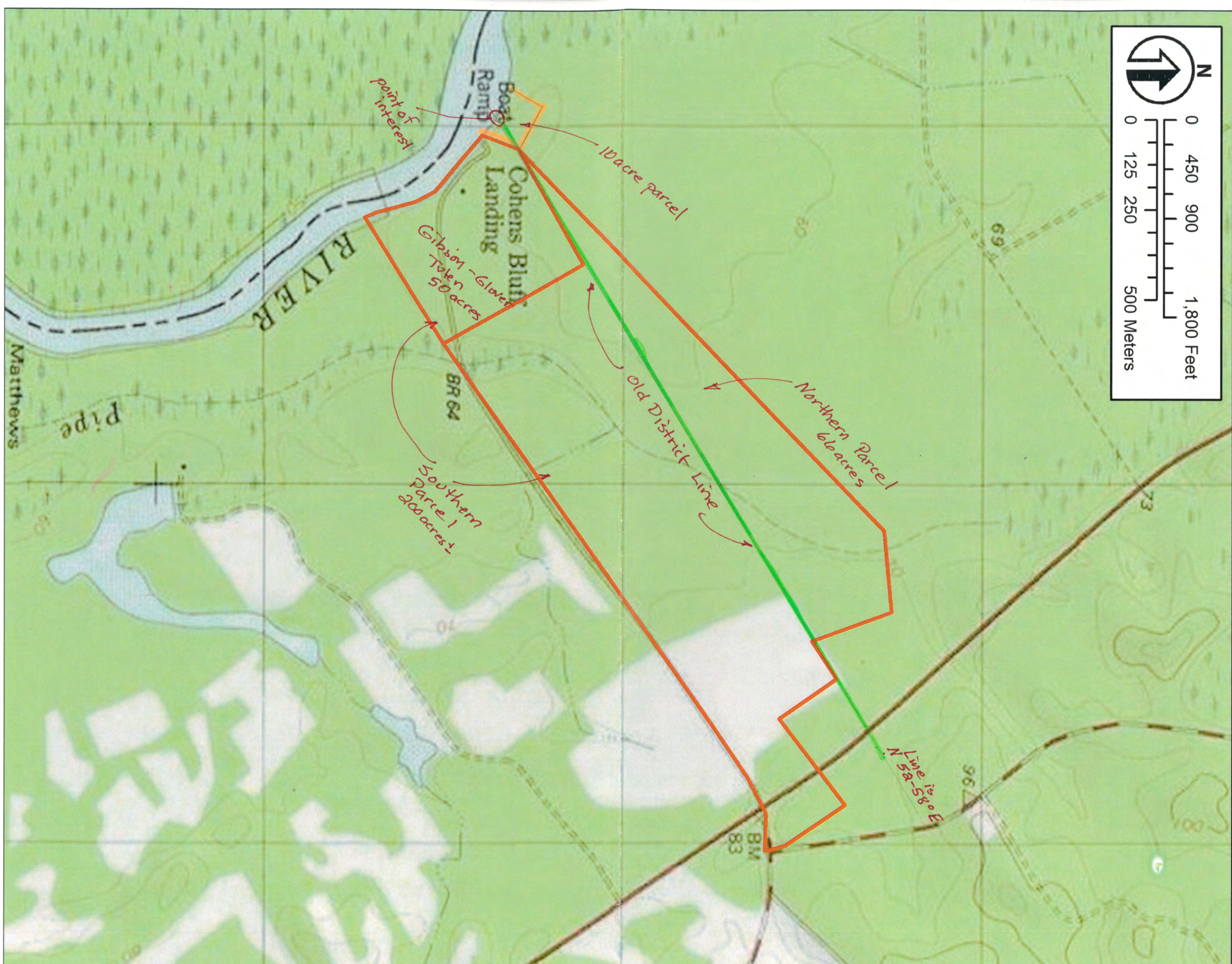
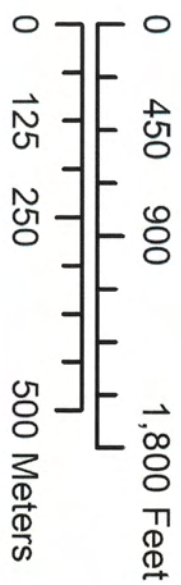
Section I deals with the location of the point of interest within a tract of ten acres. This tract was originally part of the Parson Grant and later McKoy's Grant. The ten acres abuts the Savannah River. The opposite map (page 1) shows the 10 acres and the point of interest. Since locating the 10-acre parcel was crucial to finding the point, Section II contains a brief discussion of the Gibson-Glover-Tuten 50- acre parcel since it adjoins the 10 acres on the river.

Section II deals with the old District Line as it passes through lands adjacent to the ten acre parcel. The line divided two grants, one to William Brown in 1785 and one to Patience Mumford the same year. The Mumford grant was combined with lands from two other adjoining grants into a 200-acre parcel I call the "Southern Parcel." This tract covers the southern side of the Old District Line after it leaves the 10 acres. William Brown's grant was reduced to a parcel of 66 acres I call the "Northern Parcel." It formed the northern side of the Old District Line as it leaves the 10-acre parcel on the river (Map 1). The complete discussion follows.

A word about pages. Each page has a description and graphic, either a narrative or plat. The page number and the graphic number are the same. For example, page 10 gives a description of the Mumford Grant and the graphic of the grant with the project tracts superimposed.



Charles F. Philips, Jr.
Historic Studies Limited
Charleston, SC
November 2024.



Section I Introduction:

In this section we discuss the “point of interest.” We located that point as being about 300 feet northwest along the Savannah River from the southwest corner of the Tuten-Glover 47 (50)-acre parcel. The point of interest is located within a 10-acre parcel originally created by David M. Lafitte in 1877. The point of interest is shown on plats throughout this study. The corner of the Tuten-Glover Tract near the point of interest is marked by a concrete post on the Savannah River and was identified in 1972. The District Line follows the northwest boundary of the Tuten-Glover tract, at a 57 degree East bearing from a concrete post in the northwest corner of the tract to an iron stake in the southwest corner (see plat on page 25-26 for details). From that iron stake it enters the 10-acre parcel now part of the Harper Trust land. It continues in that parcel on a direct line to the river. This should lead to the point of interest or origin of the historic District Line where it met the Savannah River on Matthew’s Bluff.

The tract of land containing the point of interest first shows up on a 1785 plat of the area and was noted as being marked by an “Elm Tree.” It continues to show up until the late 1790s. That section of Matthew’s Bluff, sometimes referred to as “Matthew’s Upper Bluff,” became known as “McCoy’s Bluff,” named after another early owner. The point of interest shows up again on an 1856 plat of the lands of Dr. David M. Lafitte. In 1877, David M. Lafitte cut 10 acres out of his lands and sold it as a separate parcel. This 10 acres contains the point of interest. From that transaction to today’s owners the point of interest is located within that 10 acres. In 1963, the owner of the 10-acre parcel sold Allendale County 3 acres of the land as a public park and landing (today Cohen’s Landing County Park). However, the sale did not include the point of interest on the river. In 1972, Tuten and Glover had their 47-acre parcel surveyed. The survey gives us some specific details as to the exact location of the original District Line on McCoy’s Bluff. This report gives the details of the study that led to the identification of the origin of the historic District Line on the Savannah River. The map opposite shows the grants in the vicinity of the District line.

Legislation of the line.

The South Carolina Colonial House of Assembly on April 12, 1768, passed an "Act for Establishing Courts, Building Gaols, and Appointing Sheriffs and other Officers . . ." In the act, the House established Charleston, Beaufort, and Orangeburgh precincts or Districts for court jurisdiction. They defined the northwest boundary of Charleston and Beaufort Districts with that of the southeast boundary of Orangeburgh District as, "a line drawn from Nelson's Ferry [on the north branch of the Santee River] directly towards Mathew's [sic.] Bluff, on Savannah River"(McCord, Vol. 7 page 199; see maps on page 4). Unfortunately, no map of the newly established District Line exists. The first map on which the line appears is the Mouzon Map of 1775.

This line became known as the "District Line." A portion of it is the subject of this investigation. Determining the southwestern end of that original line or point of interest on Matthew's Bluff, today known as Cohen's Bluff or McCoy's Bluff, is crucial to determining the location of the original line. Today, the old District Line forms a part of six county lines, those of Allendale/ Hampton, Bamberg/ Colleton, and Dorchester/ Orangeburg.

We begin with a brief discussion of Matthew's Bluff, then proceed to early maps of the line and early owners along the bluff. We trace the ownership down to the present with the associated plats and maps. We conclude with a discussion of the Gibson-Glover-Tuten adjacent property at Cohen's Bluff that helps identify the point of interest.

STATUTES AT LARGE

Acts relating to Courts.

1768.

distance, are very great, the charge and inconvenience of such attendance, burthensome and detrimental, the business of the provost marshal too much to be duly executed, his fees, by reason of the extent of that office throughout the whole Province, often more than half the amount of debts sued for, and the expense of recovering small debts, frequently far beyond the amount of such debts, to the great discouragement of plaintiffs and prosecutors, and the grievance of defendants; which hardships deter numbers of people from becoming inhabitants of this Province, who, if justice could be obtained with greater ease and expedition and less expense (than at present,) would be thereby induced to settle and improve many large and valuable tracts of land which now lay uncultivated, and would not only contribute largely to the revenue of the crown and support of government, but also greatly increase the trade of Great Britain and of this Province; and *whereas*, it would also tend to the ease and advantage of the inhabitants of the Province, if commissioners were appointed in the country, for taking affidavits and recognizances of bail in actions depending in the courts of law; and causes of weight and importance may in some cases be much better tried and decided by special juries than by juries drawn as at present; and defendants may be often harassed by being obliged, as they now are, to give bail whenever personally arrested, though there be really little or nothing due to the plaintiffs in the actions, and the same may be groundless; to attain, therefore, the salutary ends, and remove the inconveniences, aforesaid, we humbly pray his most sacred Majesties that it may be enacted,

I. *And be it enacted* by his Excellency the Right Honorable Lord Charles Greville Montagu, Captain-General, Governor and Commander-in-chief in and over his Majesty's said Province, by and with the advice and consent of his Majesty's Council and the Commons House of Assembly of the said Province, and by the authority of the same, That the courts of Common Pleas in Charlestown shall be holden at the times already established by law, except only that the court of Common Pleas, which has heretofore been held on every second Tuesday in November, shall, for the future, be held on every second Tuesday in October, and all writs and process issuing out of the said court, shall, for the future, be made returnable on every third Tuesday in September; and that the courts of General Sessions of the Peace, Oyer and Terminer, Assize and General Gaol Delivery, in Charlestown, instead of being held at the times now prescribed by law, shall, for the future, begin to be holden on every third Tuesday in February, May and October; any law, usage or custom to the contrary thereof notwithstanding; and that the judges of the said courts, in the several circuits hereinafter appointed, shall hold pleas of all causes, civil and criminal, arising within the limits hereinafter expressed, in the same manner, as near as may be, as the justices of assize and *nisi prius* do in Great Britain; (that is to say,) at Orangeburgh and at Camden, lately called Pine Tree Hill, on every fifth day of April and November; at Ninety-Six and at the Cheraws, on every fifteenth day of April and November; at Georgetown on every twenty-sixth, and at the town of Beaufort on every thirtieth day of April and November; *provided*, that if any of the said above appointed for holding the said courts shall happen to be on Sunday, the said courts shall begin on the day following; and that each of the said courts shall sit from day to day, not exceeding six days, until the business

OF SOUTH CAROLINA.

Acts relating to Courts.

A. D. 1768.

199

II. *And be it further enacted* by the authority aforesaid, That the said courts of General Sessions of the Peace, Oyer and Terminer, Assize and General Gaol Delivery, shall have cognizance and jurisdiction of all pleas criminal, and the said circuit courts of all civil pleas or actions, in those of the following precincts wherein the defendants shall reside, be arrested or taken by process or warrant, and the same shall be heard, tried and determined at the said courts, respectively; (that is to say,) the said courts at Charlestown, of all such pleas or suits, civil and criminal, in which the defendants shall reside or be arrested or taken in Charleston precinct, which precinct shall include all places between the north branch of Santee river and Combahee river and the sea, including the islands by a line drawn from Nelson's ferry directly towards Mathew's bluff, on Savannah river, until it intersects the main swamp at the head of Combahee river; the said courts at Beaufort, of all such pleas within Beaufort precinct or district, which shall include all places to the southward of Combahee river and the swamp aforesaid, between the sea and the said line, to be continued from the main swamp, aforesaid, to Mathew's bluff, on Savannah river; the said courts at Orangeburgh, of all such pleas between Savannah, Santee, Congaree and Broad rivers, the said line from Nelson's ferry to Mathew's bluff, and a direct line to be run from Silver Bluff, on Savannah River, to the mouth of Rocky creek, on Saludy river, and thence in the same course to Broad river; the said courts of Georgetown, of all such pleas within Georgetown precinct or district, which shall include all places between Santee river, aforesaid, the sea and the line which divides the parish of Saint Mark from Prince Frederick's, which shall be continued in the same course across Pee-dee to the North Carolina boundary; the said courts at Camden, of all such pleas within Camden district or precinct, which shall be bounded by the said last mentioned line, Santee, Congaree and Broad rivers, and by a northwest line from the northernmost corner of Williamsburgh township to Lynche's creek, and from thence by that creek to the provincial line; and the said courts at the Cheraws, of all such pleas within the Cheraws district or precinct, which shall be bounded by the said last mentioned line, the provincial boundary, and the line dividing St. Mark and Prince Frederick's parish, which shall be continued till it intersects the northern provincial line; and the said courts at Ninety-Six, of all such pleas within the Ninety-Six district or precinct, which shall extend to all other parts of this Province; *provided nevertheless*, that special courts for transient persons shall be holden only at Charlestown, as heretofore.

III. *And be it further enacted* by the authority aforesaid, That the chief justice of this Province, and the assistant judges and justices for the time being, of the court of General Sessions of the Peace, Oyer and Terminer, Assize and General Gaol Delivery, and of the court of Common Pleas, already established in this Province, and in case of the sickness or absence of any of them, any persons for that time commissioned and appointed for that purpose by the Governor or Commander-in-chief of this Province, shall be judges of the courts above established; and they, or any one of them, shall and may have, hold and exercise the same powers and authorities therein, respectively, touching all matters within the limits of their jurisdiction, aforesaid, as the said courts at Charlestown now do; and that the said courts shall and may, from time to time, make such just and reasonable rules and orders, (not contrary to any thing herein contained,) for the regular and more convenient conducting and effectual dispatch of business therein, as to them shall seem necessary and proper; and all writs

of such courts.

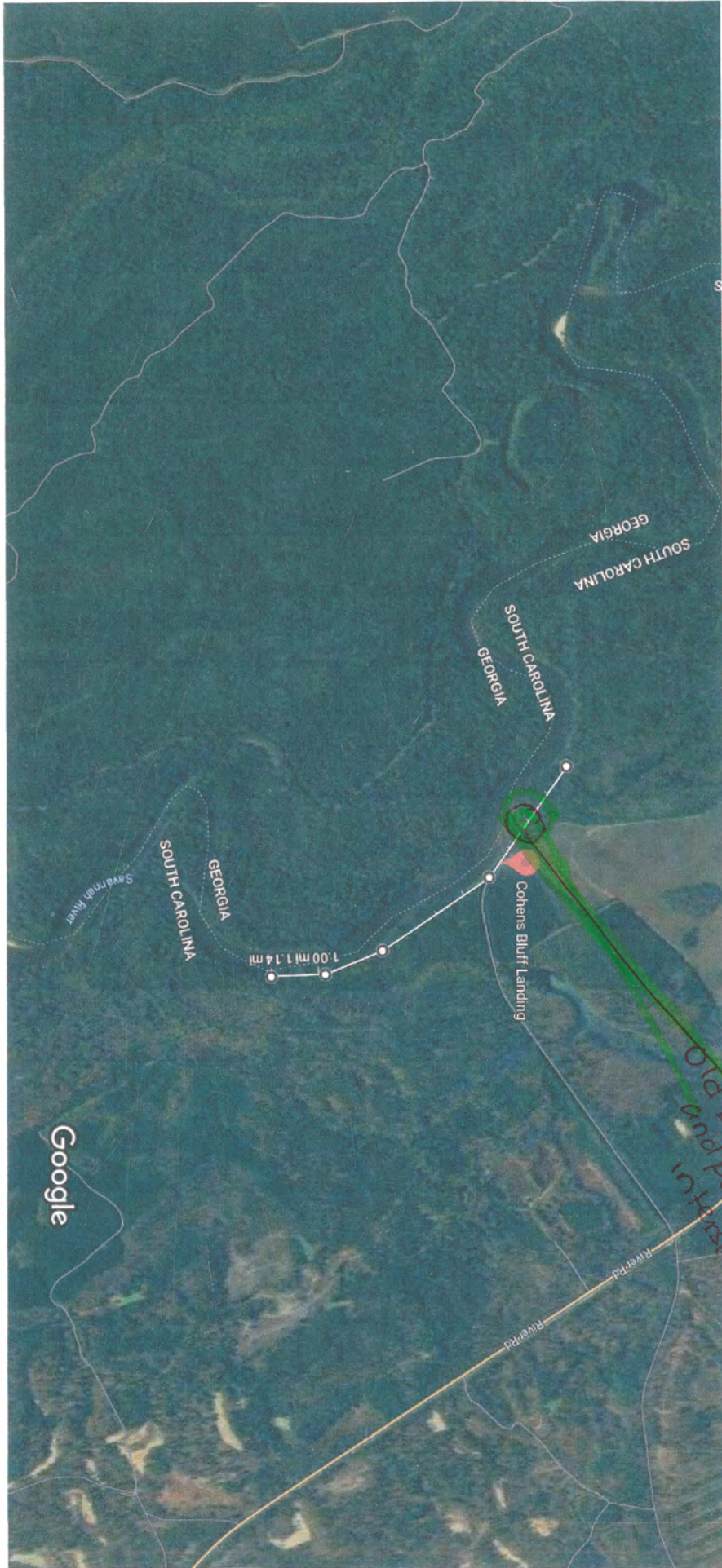
McCord Vol 17

Description of the Bluff.

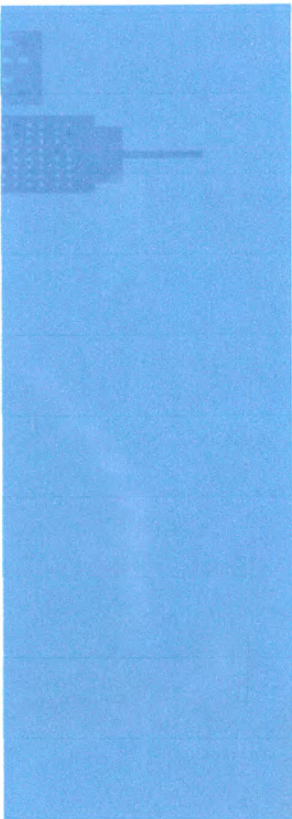
Matthew's Bluff sits 60 feet above Mean Sea Level and is a 10-15 high bluff overlooking the Savannah River stretching northwest to southeast along a gradual bend of 1.10 miles along the river front (Adams et al. 1992:7; Google Earth Pro, 2024; USGS Sylvania, Georgia, 1981; US War Department Peeples, South Carolina, 1920).

Matthew's Bluff historically has been divided into three sections, an upper, lower and main section. Today the bluff is generally known as "Cohen's Bluff." The Old District Line meets the Savannah River in the northern third of the bluff, within a tract of 10 acres belonging to the Harper Trust and adjacent to the current Cohen's Bluff Allendale County Park. This section of the Bluff was long known to local surveyors as "Upper Matthew's Bluff" or "McKoy's or McCoy's Bluff" (see maps opposite).

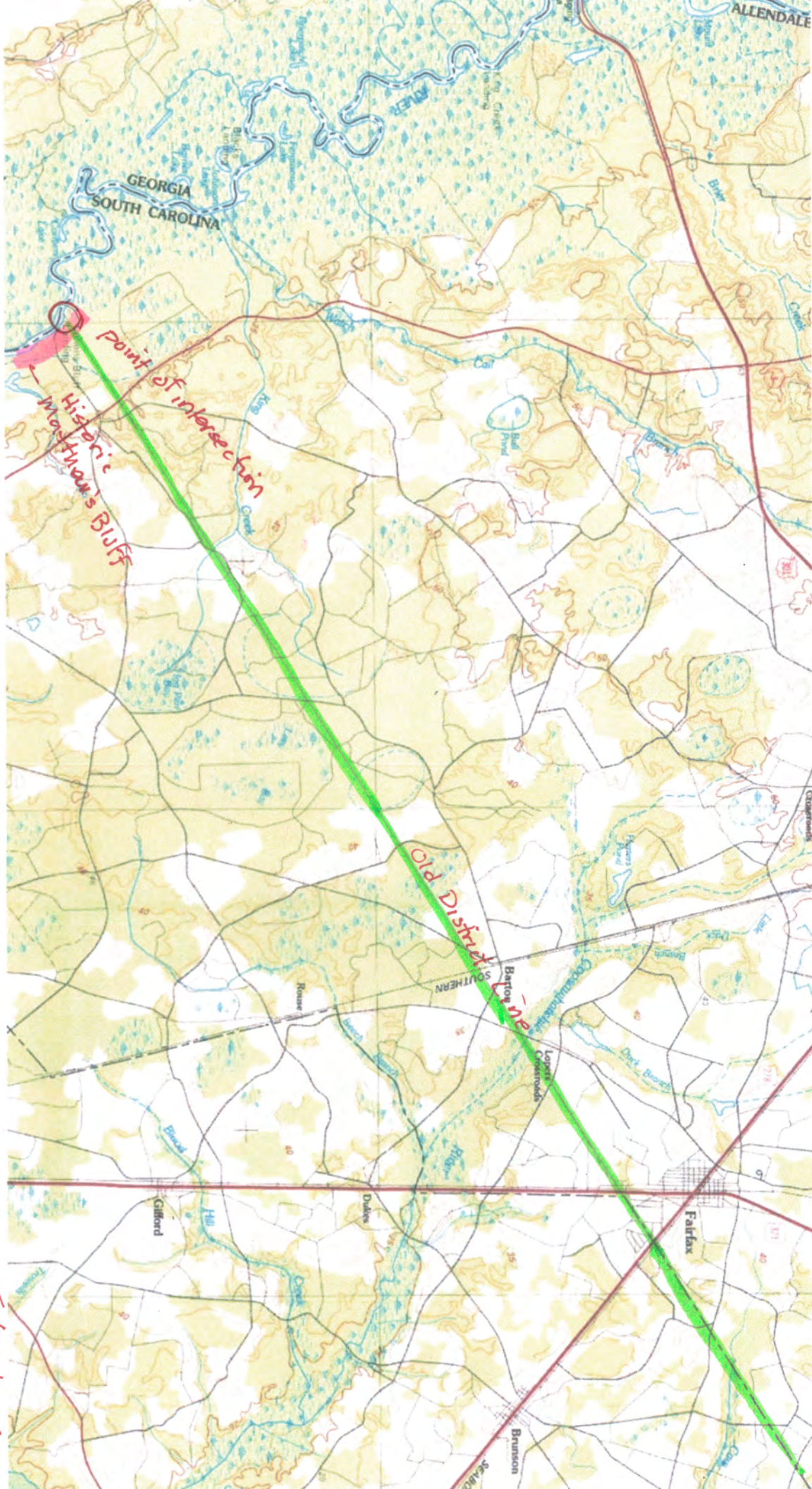
Google Maps Cohens Bluff Landing



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 1000 ft



2



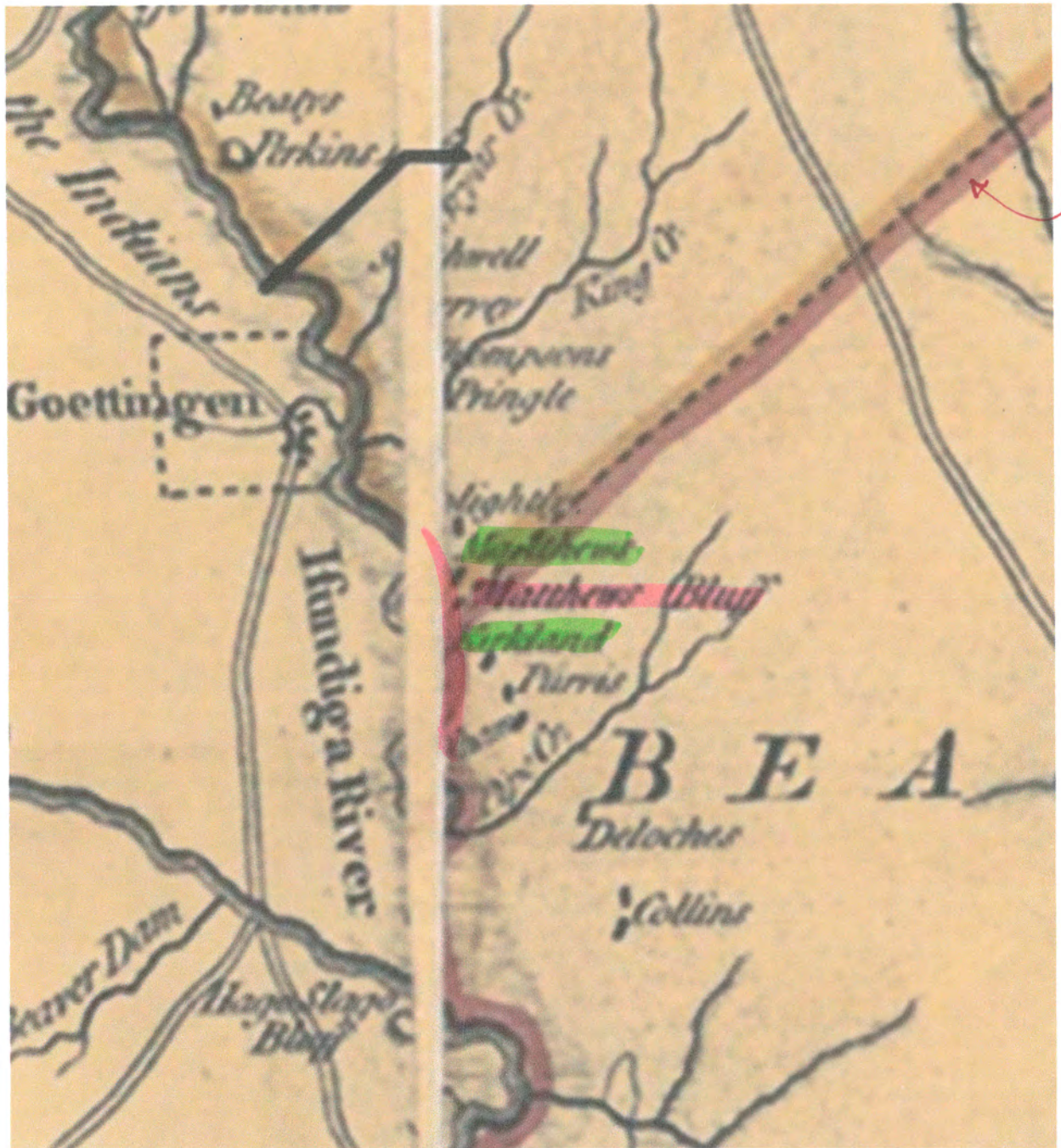
3

Sylvania, GA
1981 USGS Quadrangle

Early maps of the line.

1775 Mouzon.

The Mouzon map of North and South Carolina, drawn between 1769 when the line was established by legislation and 1775 when the map was published, shows the line on an approximately 53 degree angle. As far as my research has taken me, I found no survey of the line done after it was legislated until this survey was published. This was the first map showing the new District Lines as established. The map is important as it shows the location of Matthew's Bluff on the Savannah River and Neilson's or Nelson's Ferry on the Santee River. It also shows Kirkland and Matthews as having residences on either side of the line at Matthew's Bluff. Both names are associated with the area (see maps overleaf and pages 6 and 7).



District
Line

1795 State Gazetteer map.

The next map of the state was drawn for a Gazetteer and not specific enough to be of any help. Other maps from the pre-Mill's map (early 1820s) were only copies of the earlier Mouzon map above.

SOUTH CAROLINA

Scale of Miles
0 20 40 60 80



District
Line



6

1823 Mill's Atlas of South Carolina.

The Mill's maps shows the surveys of Beaufort and Barnwell Districts as they were in 1820 and 1818 respectively. Beaufort shows us the Matthew's Bluff (spelled Mathew's Bluff) area. The Barnwell map shows an "Elm" on the banks of the Savannah River as the point of the line meeting the river. It also give us a measured angle at North 52 degrees East for the District Line (see maps overleaf).

The maps show the poorly drawn bluff. It shows the line ending at the middle portion of the bluff. However, Mill's is notoriously inaccurate as he was looking at the districts as a whole and may even have hand drawn many of the features on the map. The map provides us with an angle bearing but little else. This angle is numbered on various plats between North 52 degrees and North 58 degrees East. Most districts until the 1870s use the Mill's Atlas for their maps, and where there are other maps, they draw on Mills for details.

B A R

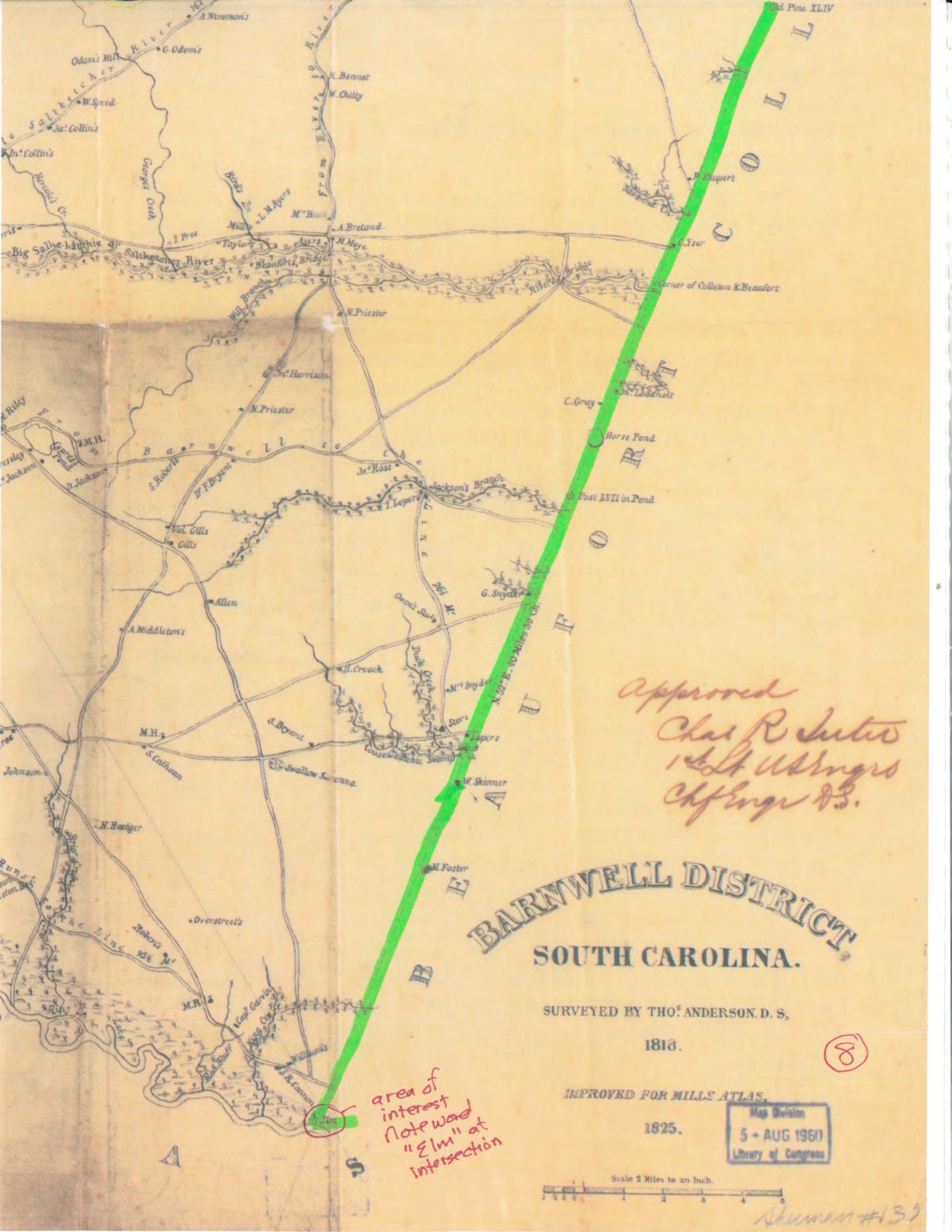
SURVEYED by C. VIGNOLES & H. RAVENEL, 1820

1825.

Eng.^d by Mr Tanner & assistants

Approved
Chas. R. Suter.
1st Lt & Chf Engr. U.S.





Approved
Chas R. Senter
1st Lt US Army
Chf Engr & S.

BARNWELL DISTRICT SOUTH CAROLINA.

SURVEYED BY THO^S ANDERSON, D. S.,

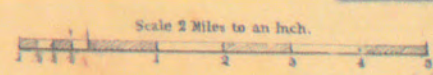
1816.

(8)

IMPROVED FOR MILLS ATLAS.

1825.

Map Division
5 - AUG 1960
Library of Congress



area of
interest
Notewald
"Elm" at
intersection

Shuman #130

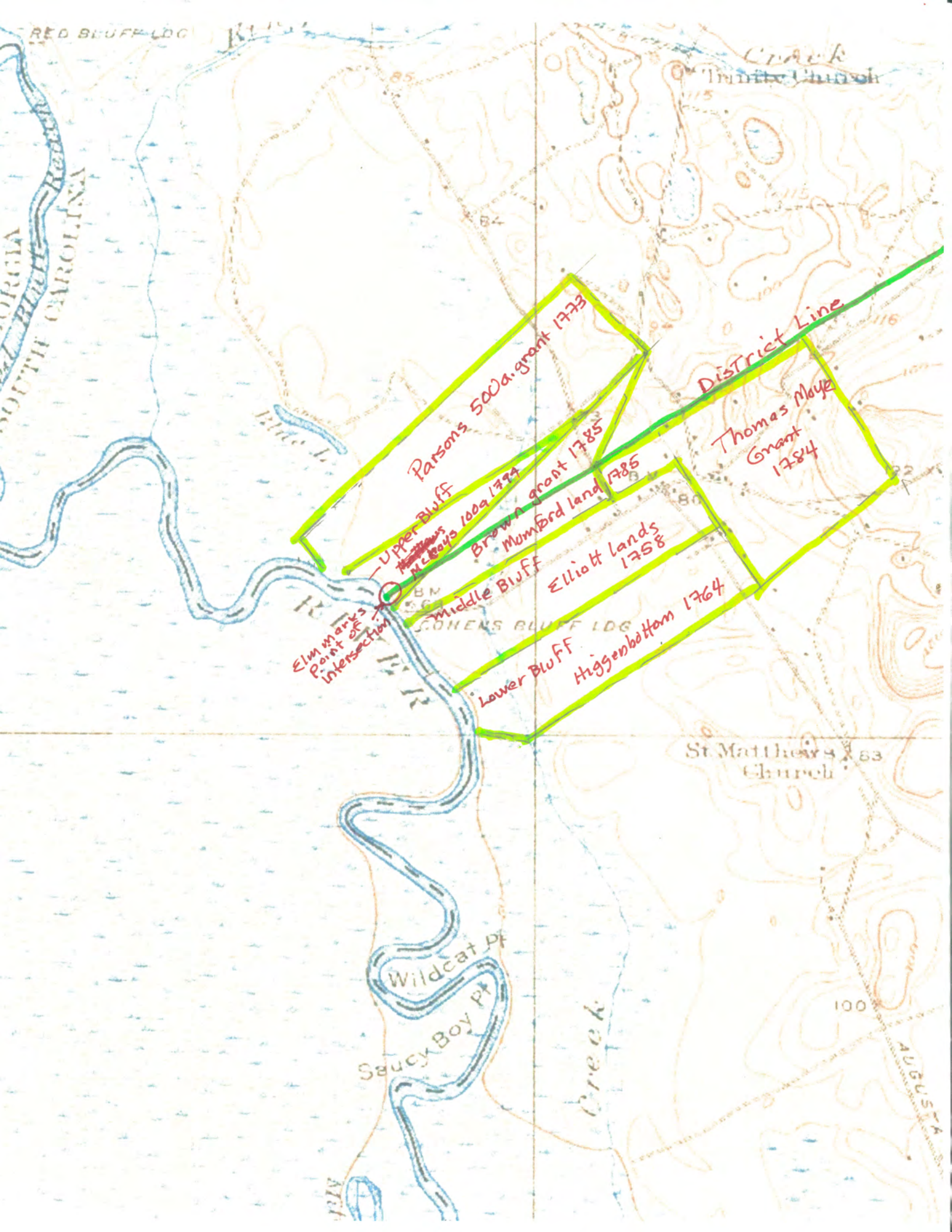
Early owners of Matthews Bluff (1768-1800).

Elliott's land.

The map opposite shows the grants in the area of the District Line at the Savannah River. Sometime prior to 1758, William Elliott obtained 200 acres of land at Matthew's Bluff. There is no plat in the records for the tract, but it is referenced by adjoining plats (for example see Parson's 1773 Grant Plat SCRGPB 19 page 11 and Higgenbottom's 1764 Grant SCRGPB Vol. 8, page 351). Elliott willed his 200 acres to his son John Elliott in 1758 and specifically mentioned "a Tract of land of 200 acres on Matthew's Bluff on Savannah River" (SCWB Vol. 9, page 52; see overleaf). The tract seems to remain intact until after the American Revolution when it is acquired by a Dr. Hague [Haig] and then Robert Shields in 1794 (SCSPB vol 30 page 149). The land laid out to Elliott and obtained by Shields apparently did not contain the District Line. However, it is used as a reference point for other plats (map opposite). It is possible that Elliott obtained the land from James or Anthony Matthew's. These men did not have a recorded grant in this area in the general records of the state. However, they owned lands to the south along the river and owned a ferry near Charleston. Certainly at one point or another, a member of the Matthew's family occupied the bluff as it bore their name by 1758.

Parson's Grant.

On March 19, 1773, James Parsons registered his plat and grant for 500 acres on the Savannah River at Matthew's Bluff (SCRGPB Vol 19, page 11; SCM Vol 13, page 11). His tract is important because the District Line ran through the southeast corner of his land and met the river. Parson's land contained the Upper Matthew's Bluff section. Apparently, Parsons' land remained in his possession until 1794. That year, George McKoy acquired 100 acres along Upper Matthew's Bluff in of the southeast part of the Parson Tract. Overleaf shows the District Line superimposed on the Parson Grant.



RED BLUFF LDG

GEORGIA
SOUTH CAROLINA

Creek
Trinity Church

Parsons 500a. grant 1773
Upper Bluff
McLeays 1009 1794

Brown grant 1785
Mumford land 1785

Elliott lands 1758

District Line
Thomas Mays
Grant 1784

Elm marks
Point of
Intersection

COHENS BLUFF LDG

Lower Bluff
Higgenbottom 1764

St Matthews Church

Wildcat Pt
Saucy Boy Pt

Creek

AUGUSTA

WILL OF

THOMAS ELLIOTT

SOUTH CAROLINA

IN THE NAME OF GOD AMEN I Thomas Elliott senior in sound mind and Memory Thanks be to God, Do make and Ordain this My Last Will and Testament in manner and form as follows In everything in this my Last Will. I first bequeath my Soul into the hands of Almighty God that gave it; hoping for Salvation from him that gave it.

FIRST All my Just Debts and Funeral Charges be paid & the rest as follows

ITEM My Will is, That my Son John Elliott, shall have the Use of half the Lott in Charles Town, that George Inglis now lives on, from the Stable to Bedon's street, And further my Will is that my Son John Elliott, shall have the Use of all the Lands hereafter mentioned to him, The Tract he now lives on, and part of several other Tracts joining to it, Part of the Pine barron joining to Francis Dandridge's and Thomas Smiths, and along the public Road till it Joins the five hundred Acre Tract on the West side of the publick Road which is part of the Thousand Acre Tract, and also the Use of the Land over ponpon River which was left to me by my Father, which is Five hundred Acres on the Horse shoe Creek. And another Tract purchased by me Containing Three hundred and Odd Acres joining South East on the Five hundred Acre Tract and on the Houseshoe Creek, and a Tract of Land of Two hundred Acres on Mathews Bluff on Savannah River, and all the Lands that I pofsefs on Town Neck part of Two Tracts, which is called Long Point, and the Above Lott & Lands above mentioned to him to be at his own Disposal as he shall see proper to give it to his Child or Children if he has any, to them & their Heirs and afsigns forever.

ITEM My Will is incase my Son John Elliott dies, and leaves no lawful Heirs of his Body, then all the above mentioned Lands to him to be divided between my Two Daughters Children Mary M kewn & Sarah Elliott their Children to them and their Heirs and assigns forever. ITEM

ITEM I give and bequeath unto my Son John Elliott these Negroes hereafter mentioned to him

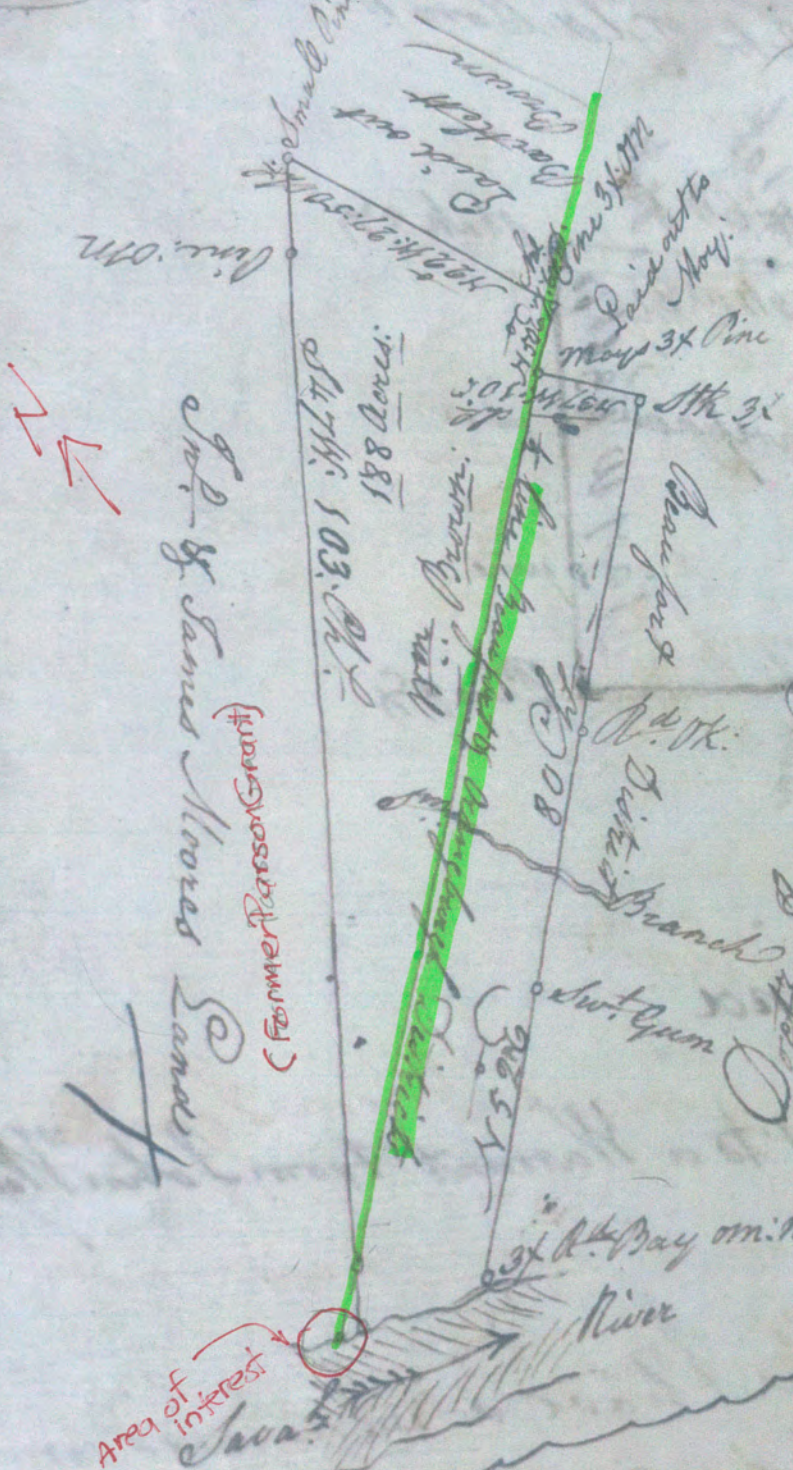
SCWB Vol. 9, pg 52

← Elliott's Land at Mathews Bluff

9

William Brown Grant.

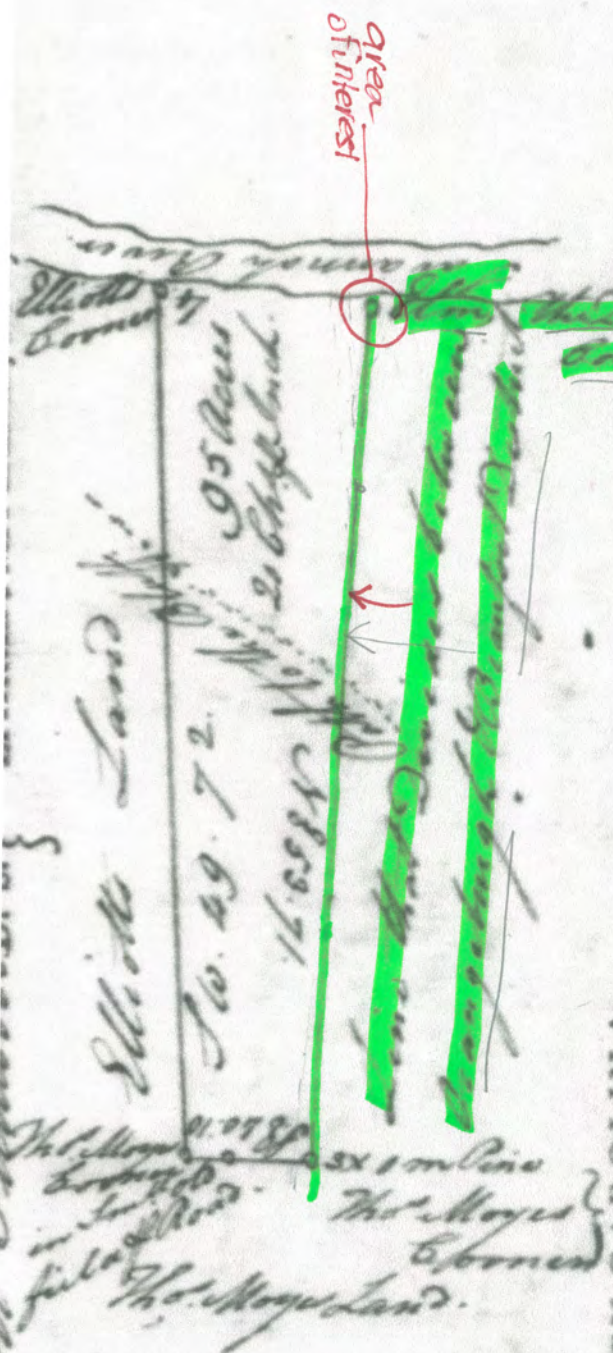
In March 1785, William Brown had surveyed a grant of 188 acres sandwiched between James Parson's grant and Elliott's land, by then in the hands of a Dr. Hague or Haig (SCSPB Vol 7, page 155; BACPB 4, page 146, See opposite. The land was triangular in shape and included part of the middle section of Matthew's Bluff. The District Line dividing Beaufort and Orangeburg Districts (Barnwell District was not created yet) traversed through the center of Brown's grant. However, about 350 feet before striking the river it crossed out of his tract and into the Parson Grant. The plat did not give a bearing for the District Line. The District Line appears on the plat and shows where it traversed Brown's land and crossed into Parson's. The District Line is highlighted opposite.



William Brown as a citizen
 One Hundred and Eighty Eight
 of Land Situate in Orangeburgh
 Beaufort District: Bounding S.W.
 by Savannah River: above on said
 River by John and James Moore
 Lands: Below by Doct^r Hagues Land
 N.W. & W. by Land Laid out to
 Bartlett Brown and May when
 surveyed the 25th of March last
 past by Wm. Green D.S. as
 appears by his Certificate of that
 date: with the Shape & marks as
 for Platth thereof Recorded this
 3rd day of June 1783
 John W. d. Comm^r Location

Patience Mumford Grant.

A month after having the 188 acres of land surveyed for himself, Brown must have sold a 95-acre portion on the southeast side of his grant to Patience Mumford (SCSPB Vol. 3, page 362; see opposite). Mumford's northwestern boundary was stated on the plat to be "the line that divides between Orangeburgh and Beaufort District." Both Mumford's lines extended to the Savannah River. In the northwest corner of the plat is marked "Elm" and "District Corner." This is the point at which the District Line began as it moved northeastward to a point on Nelson's Ferry at the Santee River. This is also the first opportunity to see the point of interest on the Savannah River on a plat or map. Future maps and historic documents indicate that neither Brown nor Mumford owned that part of the land claimed by Mumford. That portion was the part that crossed her northern boundary into the Parson Grant. The line is highlighted.



SOUTH-CAROLINA.

I Have caused to be admeasured and laid out unto
Mr. Patience a Tract of Land,
 containing, *Twenty five* Acres,
 situate in the District of *South Carolina* the *upper*
part of the *Bluff* *road*. *Adjoining* *Bluff* *in* *the* *upper*
part of the *Bluff* *road* *in* *the* *upper*
 Form and Marks, butting and bounding as the above Plat represents.
 Certified for the *29th* Day of *April*. 178*5*

Elias Robert D. S. } EPHRAIM MITCHELL, Surveyor-General.

McKoy's Grant of 100 acres.

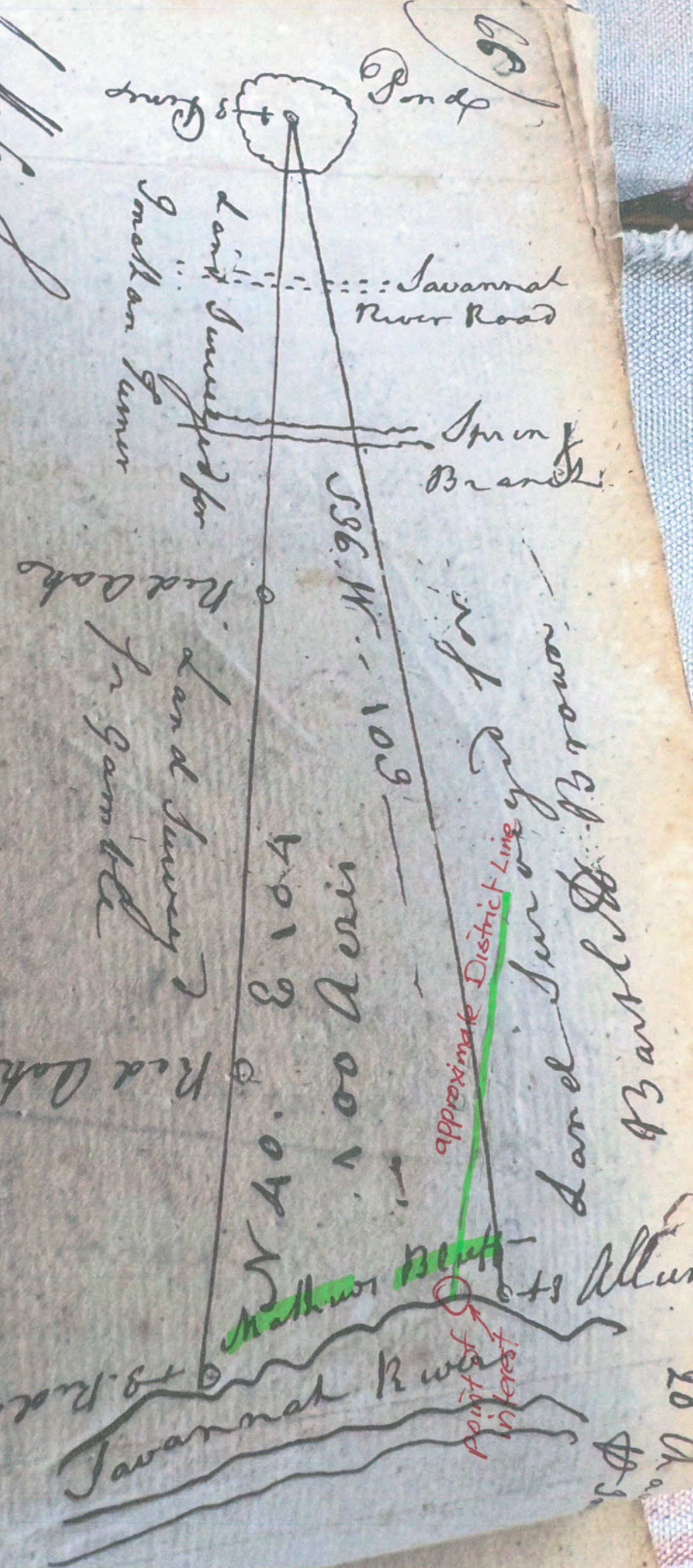
In August 1794, George McKoy (Spelling of the name is correct) laid out a 100-acre parcel of the former Parson Grant that included a section of Matthew's Upper Bluff. It butted against Brown and Mumford's lands to the south (BACPB Vol 5, page 66; see opposite. The District Line ends within the McKoy property along the Bluff. The line is highlighted.

Orangeburg, S.C. 24th August 1894. 91 acres 1800

South Carolina

Distance to a Warrent from John Wells

Common



approximate District Line

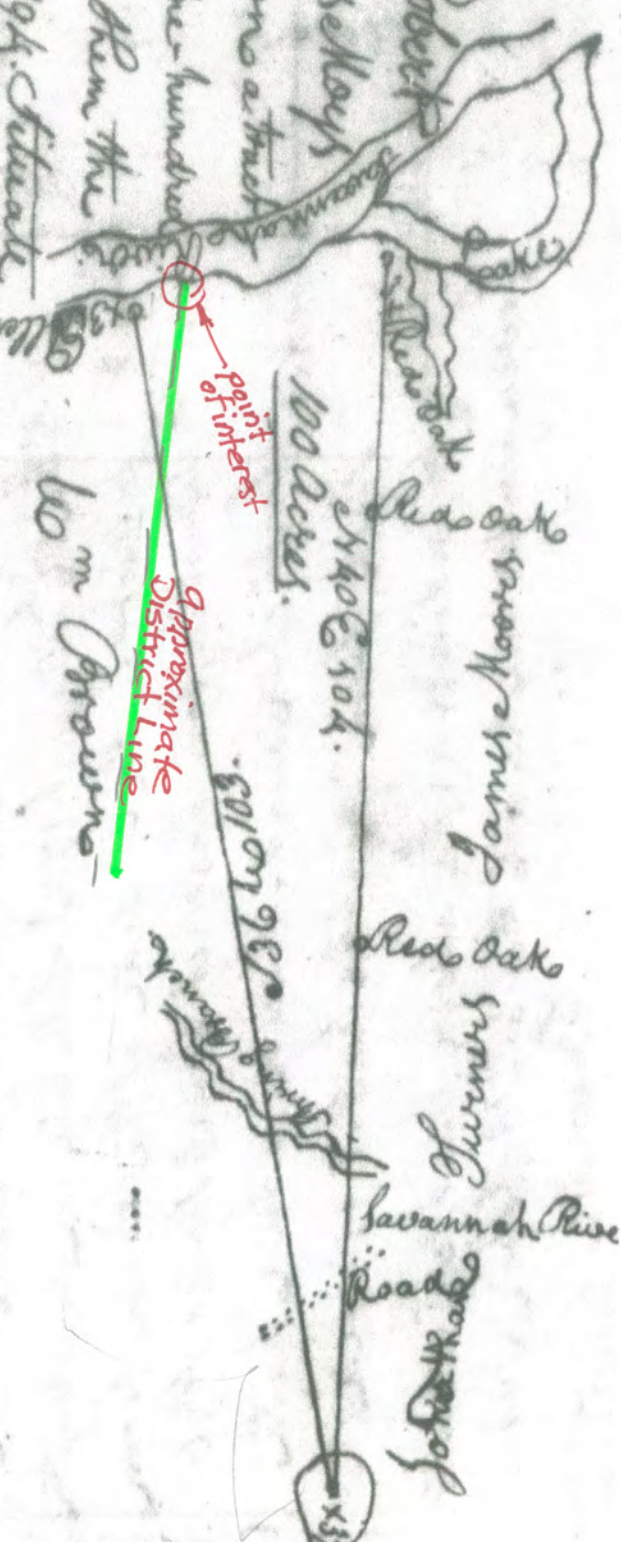
Point of Interest

13

Robert Shields and Thomas Moyer lay claim to McCoy's Bluff.

Apparently, McKoy, who had likely lived there for many years before making a claim for a grant, did not keep the land long. By December 1794, he conveyed his interest to Robert Shields and Thomas Moyer. They proceeded to have it resurveyed for themselves (SCSPB vol 34 page 199; see opposite. From this point on, the Upper Matthew's Bluff was regularly known as "McCoy's Bluff" (Spelled differently). The District Line is highlighted.

South Carolina
 hereby certify for Robert
 Shields & Thomas Key
 orderant in common a tract
 of land containing one hundred
 acres. conveyed for them the
 26th of December 1794. Situate
 in Orangeburg District at the upper
 mouth of Savannah River. At
 the above place marks buildings and boundaries as the above plat represents.
 Robert Shields
 26th of February 1795.
 Genl. Waring
 Secy. June 7.



The District Line at the Savannah River (1856-1987).

Sale of Land from Dr. D. M. Lafitte to John H. Lafitte.

What became of McKoy's Grant that Shields and Moye purchased is not clear. Both became landowners of several tracts in the area of Matthews Bluff. However, by 1856 the McKoy-Shields/Moye Tract had come into the hands of Dr. D. M. Lafitte of Screven County, Georgia. On June 12, 1856, he sold 1,190 acres along the Savannah River in South Carolina to his son, John H. Lafitte (BACDB 3V, page 238; deed and plat overleaf. Among several tracts of land that were combined in the transaction was the former McKoy-Shields/Moye Tract. The deed states that the land D. M. Lafitte is selling consisted of several original grants:

lying and being in the state and district [Barnwell District] aforesaid, also two and a half acres which tract lies in the Beaufort District, So. Ca. The said two and a half acres being a part of the McCoy's Bluff Tract. The land containing the District Line. The said two and a half acres lying immediately on the banks of the Savannah River described as letter D [on the plat].

A plat filed for the transaction clearly shows the District Line crossing into the tract of land being sold between the two Lafitte family members (see overleaf page 2). It created a small parcel located within Beaufort District of Two and one half acres. The two and one half acres formed the southeastern side of the District Line on Matthew's Bluff (now called McCoy's Bluff) at the Savannah River. This becomes our point of interest. The plat not only shows the District Line but gives two clues as to its location. It was on the south side of a small road that paralleled the line leading to the river. Additionally, it revealed that a house was located on the north side of the small road, at the corner where the District Line and the river met (see plat overleaf page 2).

BACDB 3V: 238

2 1/2 miles in
S. Carolina
I do hereby certify that all and singular the Rights
Members and servants and apprentices to the said
premises holding or in any wise incident or appertaining
to said and the whole all and singular the Premises
before mentioned unto the said Charles H. Benson his heirs
and assigns forever And I do hereby bind my self my
heirs Executors and administrators to warrant and
guarantee defend all and singular the said Premises unto the
said Charles H. Benson his heirs and assigns against
me and my heirs lawfully claiming or to claim against
them or any part thereof. Witness my hand and seal this
day of August in the Year of our Lord one thousand eight
hundred and fifty eight and in the 33 year of the
Independence and Independence of the United States of America
Signed Sealed and Delivered.
In Presence of
Jas E. Shiring
W. S. Spalding.

The State of South Carolina.
Barren District
Personally appeared before me Ch. S. Spalding
and made oath that he saw the within named W. S.
Shoffner his Seal and as his Act and Obed Obed
the within Written Oath and that he with Jas. E.
Shiring Witnessed the execution thereof.
Given before me
this 9 day of August 1858.
Robert S. Wright
Magistrate

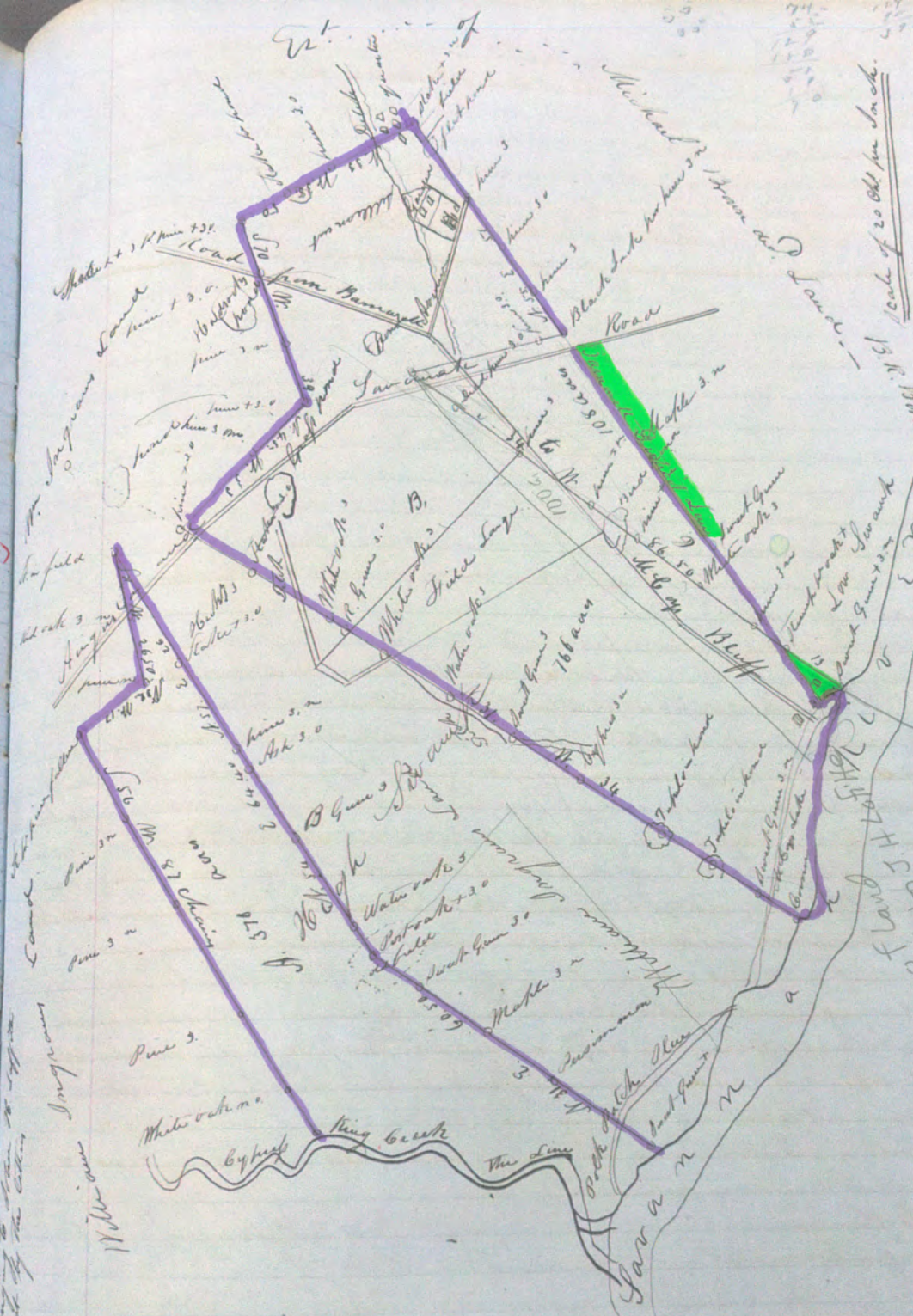
Recorded. 12 August 1858.

W. S. Saffitte to J. W. Saffitte (Note to Real Estate)

15
South Carolina.
Barren District
To all men whom these presents
shall come, Greeting, Know ye that I David W.
Saffitte Sr. of Scriven County State of Georgia. formerly
of the District and State aforesaid for and
in consideration of the sum of Six thousand Dollars.
to me in hand paid by John W. Saffitte Jr. of the State
and District aforesaid at or before the Signing
Sealing and Delivered of these presents the Receipt
whereof I do hereby acknowledge. Have granted
bargained sold Released. Envoysed. and confirmed.
and by these presents do grant bargain sell Release
Convey and confirm unto the said John W. Saffitte Jr.
Shut Scrivened original Deeds of Land. Hereafter
to descend also to whole containing Eleven
Hundred and thirty Acres more or less lying

Plat accompanying Deed in BACDO 3V: 238

BACDB 2M: 595



Subject Tract and

area 2 1/2 acres in Beaufort Dist.

Delivered the original to John H. Laffette the 12th Sept 1860.

Balance of 20 ft per inch

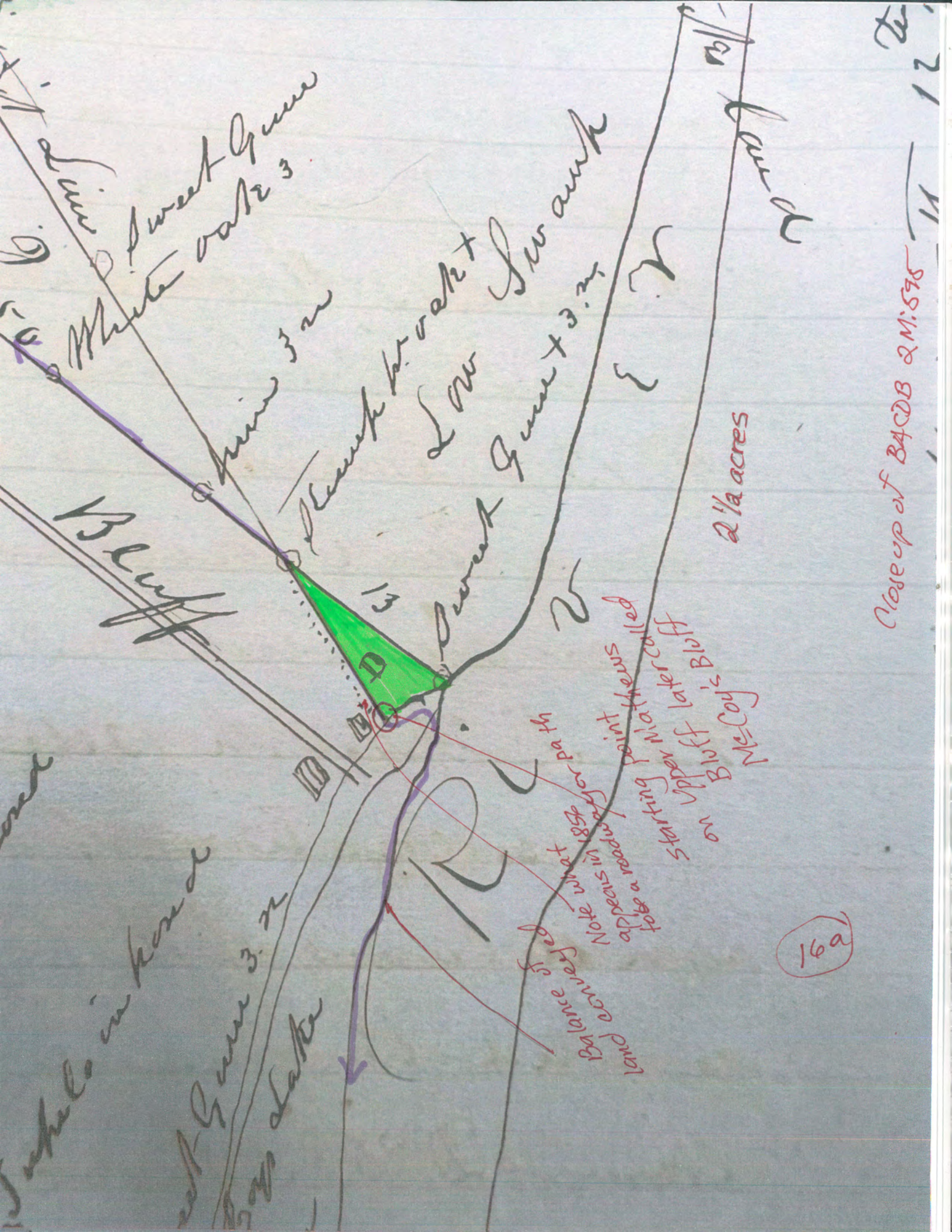
South Carolina

The above plat marked A. & B. represent 2 Tracts of Land originally belonging to Dr. D. Mc Laffette & claimed under several different Grants & found on a survey to contain as follows viz. A contains three hundred and seventy acres, B contains seven hundred and sixty six acres - also the above figures represented by the letter C shows an undivided tract of land containing one hundred and eight acres - one half of which also belongs to the said Dr. D. Mc Laffette - now to John Mc Laffette and situated in Barnwell District excepting two half acres marked with the letter D. which lies in Beaufort District on Savannah River & includes McCoy's Bluff and hath such shape and form & bettering & boundaries as the above plat represents surveyed at the request of John Mc Laffette (present owner) This is the day of June A.D. 1856.

L. Bradley Henry Dept. Surv.

Recorded the 16th of July 1860.

16



upheld in house
Sweet Gum 3 m
3 m later

White oak 3
Sweet Gum

Bluff

Low Sweet Gum 3 m
Low Sweet Gum 3 m
Sweet Gum 3 m

2 1/2 acres

Balance of
land conveyed
Note west
of road in
1881
starting point
called
Upper Bluff
McCoy's Bluff

16a

Close up of B4CDB 2 M. 575
12

Sale of ten acres of land at McCoy's Bluff.

Apparently, D. M. Lafitte retained ownership of a ten-acre section of his lands. For February 3, 1877, David M. Lafitte sold 10 acres of land to J. R. Youmans, C. J. Gray, and J. J. Gray (BACDB 4D, page 542; see opposite. The Tract is defined as:

Tract or parcel of land situated and lying in Barnwell County and Known as McCoys Bluff containing ten acres, more or less. Bounded on the South by the Savannah River on the west by lands of Jno. H. Lafitte, Sr. on the North by lands of Jno. H. Lafitte Sr. and on the East by lands of the Estate of Benjamin Bostick.

Though the deed does not mention that the tract is also in Beaufort District. Subsequent deeds indicate that it was.

The State of South Carolina)
Barnwell County

Personally appeared before me J Dickinson and made oath
that he saw the within named E Priester sign and seal
as his act and did deliver the within written deed and
that he with A C Dickinson witnessed the execution thereof
before me this the twentieth day of February 1877
Jackson M Hoover
J Dickinson

Notary Public
The State of South Carolina
Barnwell County

I Jackson M Hoover Notary Public
for said County and State do hereby certify unto all
whom it may concern that Mrs Elizabeth Priester the
wife of the said E Priester did this day appear before
me and upon being privately and separately examined
by me did declare that she did freely voluntarily and
without any compulsion duress or fear of any person or
persons whatsoever renounce release and forever relinquish
unto the within named John Williams his heirs
and assigns all her interest and estate and also her
right and claim of dower if in or to all and singular
the premises within mentioned and released,
Given under my hand and seal this twentieth day of
February Anno Domini 1877
Jackson M Hoover
Notary Public

E Priester

Recorded 26th February 1877-

~~David M. Laffitte~~

David M. Laffitte

~~J. Gray~~

~~J. R. Williams~~

~~C. J. Gray~~

Unseizance

The State of South Carolina)

Barnwell County

Know all

men by these presents that I David M Laffitte of the
State and County aforesaid for and in consideration of
the sum and lawful value of fifteen hundred dollars to me paid
by J Gray J R Williams and C J Gray the receipt whereof
is hereby acknowledged do hereby grant release and convey
unto the J Gray J R Williams and C J Gray all that tract
or parcel of land known as the large bluff containing two
acres bounded on the South by the Savannah River on
West by lands of Mrs M Laffitte by on the North by lands of
Mrs M Laffitte by on the East by lands of the Estate of
Benjamin Botwell to have and to hold all and singular
the said premises together with the right members appurtenances
unto hereditaments and issues hereunto appertaining

BACDB 3V:368

Description of 10 acres being sold

in the Laffitte (Williams & Co
adms. Jan. 11/77)

(17)

Sale of ten acres at McCoy's Bluff from Youmans, Gray, and Gray to B. M. Stone.

On September 18, 1879, Youmans, Gray, and Gray sold the ten acres to B. M. Stone in three separate deeds (BACDB 4D, pages 542-546; see opposite). The description is the same. However, there is a note on the side of each of the deeds, that states a copy of the deed was mailed to Hampton County to be recorded there. I assumed that was done because two and one half acres of the land was in the newly created Hampton County, formerly Beaufort District.

South Carolina
Barnwell County

Personally appeared before me W H Holmes who being duly sworn says that he saw the within named Albert Floyd sign seal and as his Act and Deed deliver the within deed, that he together with F L Lyden witnessed the execution thereof, Subscribed before me this 5th day of September A D 1879

F L Lyden
Trial Justice

W H Holmes

South Carolina
Barnwell County

I J S Dumban a Trial Justice do hereby certify unto all whom it may concern that Polly Ann Floyd the wife of the within named Albert Floyd did this day appear before me and upon being personally 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 come-
we release and forever relinquish unto the within named William Golphim his heirs and assigns all her interest and Estate and also all her right and claim of Dower of in or to all and singular the premises within mentioned and released, Given under my hand and seal this 10th day of Sept. 1879

J S Dumban
Trial Justice

Polly Ann Floyd
Wife of Albert Floyd

Recorded 3rd Oct 1879

State of South Carolina
Barnwell County

J R Gorman }
B M Stone }

I J R Gorman of African State and County for and in consideration of the sum of fifty dollars to me in hand paid by B M Stone of African State and Barnwell County the receipt whereof is hereby acknowledged have granted bargained sold and released unto the said B M Stone his heirs Executors Administrators and assigns all my own third interest in that tract or parcel of land situated and lying in Barnwell County and known as the large bluff containing two acres more or less bounded on the South by Savannah River West by Estate of J N Saffell Jr on the East by lands of the Estate of Benjamin Postick. Together with all and singular the Rights Members and appurtenances

BACDB 4J: 542

Description of 10 acres

This deed and next two made out to Mrs. Conway
Hampton 10th Oct 1879

18

Sale of ten acres of land at McCoy's Bluff from Stone to John Lawton.

On January 22, 1880, B. M. Stone sold the same tract he purchased from Youmans, Gray, and Gray to John Lawton (BACDB 4I, page 167; see opposite). The description of the land is the same. Again, the note on the deed states that a copy was mailed to the clerk of Hampton County to be recorded there.

Bm Stone
To
John Lawton } With to Real Estate

BACDB 4I. 167

Mailed to W. J. Causey Hampton Mich 12. 1880

of Description
of 10
acres

The State of South Carolina
Know all men by these presents, That I Benjamin M Stone
of the County of Hampton in the State of said for in
consideration of the sum of One hundred and twenty five
dollars to me in hand paid at and before the sealing of
these presents by John Lawton of the same County in the
State of said, (the receipt whereof is hereby acknowledged)
have granted, bargained, sold, and released, and by these
presents do grant, bargain, sell sell with release unto the said
John Lawton his heirs and assigns one half interest in that
certain parcel or tract of land situate in the County of
Barnwell and State of said, known as Mc Coy's Bluff
containing ten Acre more or less and more or less to the
said Bm Stone by J. H. Greenman & E. Gray & E. Gray
bounded North and East by lands of the Estate of John H
Leffle South by lands of the Estate of B. R. Bostick West by
Savannah River, together with all and singular the Rights, Members,
Incidents and Appurtenances to the said premises belonging or
in any wise incident or appertaining. To have and to hold, all
and singular the said premises before mentioned unto the said
John Lawton his heirs and assigns forever. And I do hereby
bind myself heirs Executors and Administrators, to warrant and
forever defend all and singular the said premises unto the said
John Lawton, his heirs and assigns against me and my heirs and
persons lawfully claiming or to claim the same or any part thereof.
Witness my hand and seal this 22 day of January in the year
of Our Lord One thousand Eight hundred and Eighty and in the
One hundred and year of the Sovereignty and Independence of
the United States of America
Signed Sealed and Delivered
in the presence of
M. E. Stone
J. E. Lantry

Bm Stone (L)

The State of South Carolina

Clerk

Personally appeared before me J. E. Lantry and made oath
that he saw the within named Benjamin M Stone sign
seal, and so his act and deed, deliver the within written
deed, and that he with M. E. Stone witnessed the Execution
thereof. Given to before me this 26th day of January A.D. 1880.
J. E. Lantry
Notary Public

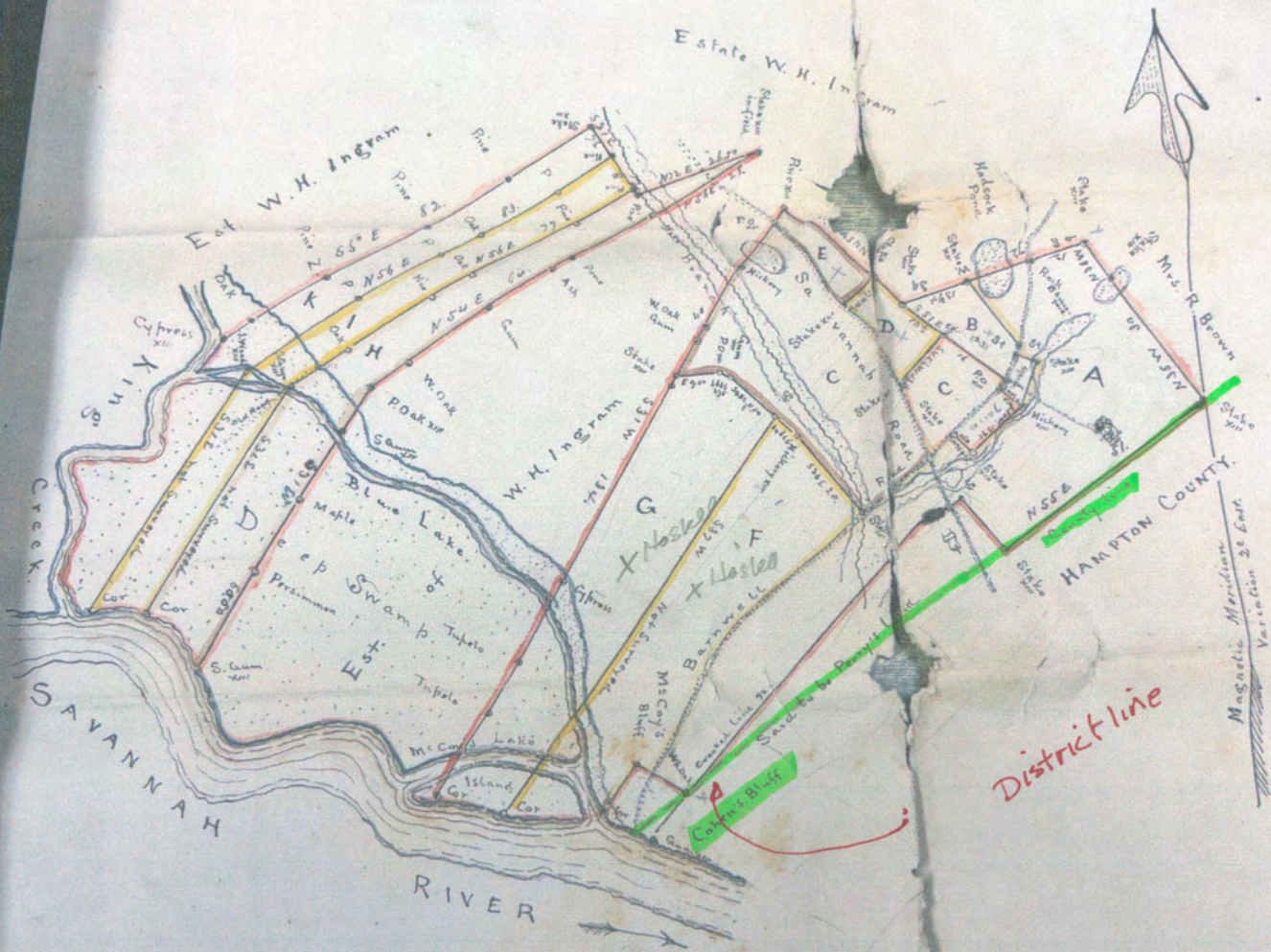
(10)

Plat of the lands of John H. Lafitte as subdivided by his heirs, 1881.

About 1879, John H. Lafitte died. His heirs petitioned the court to subdivide his tracts of land near McCoy's Bluff. A plat was drawn with each heir's portion of the land shown. The plat also shows the ten acres at McCoy's Bluff sold ultimately to John Lawton (BACJR Bundle 106, Roll 12, plat of the lands of John H. Lafitte dated 1881; see overleaf). The ten acre parcel contains that portion of the District Line where the line meets the river, our point of interest. The line is highlighted.

RECORDINGS

5-K PAGES



Scale 1 to 15,840.

(20)

Original located in Barnwell County Judgement
roll Bundle 106, Roll 12
Barnwell County Clerks Office



10 acre parcel
sold in 1877

200a

The Executors of John Lawton, E. B. Lawton and E. H. Wyman, sold the ten acres to Chares P. Haskell.

On October 6, 1909, E. B. Lawton and E. H. Wyman as executors sold the ten acres purchased by Lawton from Stone to Charles P. Haskell (BACDB 7V:479; see opposite. The description is the same. The deed was also recorded in Hampton County. The Barnwell County deed states across the front, "The Tract of land described in this deed contains ten (10) acres, more or less, and a small part of the said [land] lies in Hampton County, South Carolina."

The State of South Carolina. County of Hampton

KNOW ALL MEN IN THESE PRESENTS, That Wm. E. B. Lawton & E. H. Wymann Administrators
of the Estate of Jno. Lawton

in consideration of the sum of _____ Dollars.

to ~~the~~ and paid at and before the sealing of these presents by Charlie P. Haskell

acknowledged) have granted, bargained, sold and Released and by these presents do Grant, Bargain, Sell and Release unto the said...

acc. that certain tract or parcel of land
lying in Barrow County, State of Georgia,

Boy Bluff containing ten acres, more or
less, as follows: On the north by lands of
East by lands of John H. Rafferty,
Boston; west by Savannah

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 Charlie P.

AND, *illegible* do hereby bind *our* heirs and assigns, forever,
forever defend all and singular the said premises unto the said *Charles P. Beasley* heirs, executors and administrators, to warrant and

heirs and assigns, against us and our heirs any and all persons
lawfully claiming or to claim the same or any part thereof.

WITNESS our hand and seal, this 6th day of October in the year of our Lord one thousand nine hundred and nine and in the one hundred and 24th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

E. B. Morrison
H. E. Vincent

E. B. Lawton Adm. (Real)
E. H. Weyman Adm. (Wey)

THE STATE OF SOUTH CAROLINA,
COUNTY OF *Hampton*

PERSONALLY appeared before me H. E. Vincent
and made oath that he saw the within named E. B. Lawton and E. H. Wagoner

sign, seal, and as their act and deed deliver the within written deed and that he with _____
witnessed the execution thereof.

SWORN to before me, this 6th day of Oct 1964

Leaf M. M. Chisholm

H. E. Vincent.

Recorded 28 mch 1910

not Pubse

Sale of the ten acres to Pierpont Manufacturing.

Charles P. Haskell sold the ten acres, along with other lands in the area, to the Pierpont Manufacturing Company of Georgia and Florida on April 7, 1910 (BACDB 8A, page 282; see opposite). The ten acres at McCoy's Bluff are described as:

"All that certain land, tract, or parcel of land containing ten (10) acres more or less adjoining the tract above described [other lands conveyed] referenced wholly [?] and being in Bull Pond Township, Barnwell County State of South Carolina, but a small part being the south eastern part being in said Hampton County, State of South Carolina. The said tract being known as McCoy's Bluff and being bounded on the north by other lands of the said Charles P. Haskell part of which has been heretofore conveyed, on the East by Cohen's Bluff Landing place and or formerly belonging to W. T. Gibson, on the South by the Savannah River, and the West by other lands of the said Charles P. Haskell."

The derivation clause states that this is the same tract sold by the executors of John Lawton to Charles P. Haskell. The description perfectly matches the McCoy's Bluff tract sold by D. M. Lafitte and containing a small portion of the District Line where it meets the Savannah River.

Sale of the ten acres to Augusta Hardwood Company.

On June 11, 1937, Pierpont Manufacturing sold the ten acres and other lands to Augusta Hardwood Company of Georgia (ACDB 10, page 310; opposite. The description given in the deed matches the one given by Haskell to Pierpont Manufacturing.

ACDB 10:310

STATE OF SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, that we, The Pierpont Manufacturing Company of Georgia and Florida, a corporation under the laws of Georgia, having its principal office in the City of Savannah, Chatham County, Georgia, party of the first part, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Augusta Hardwood Company, a corporation organized under the laws of the State of Georgia and having its principal office in the City of Augusta, Richmond County, Georgia, its successors and assigns.-

1.

All that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township, in formerly Barnwell County, now Allendale County, State of South Carolina, containing four hundred and seventy (470) acres, more or less, and bounded on the North by the Savannah and A Augusta Road which separates it from the land of R. H. Sams and other land of the said Charles P. Haskell, on the East by the McCoy's Bluff Road which separates it from other lands of the said Charles P. Haskell and in small part by the land known as McCoy's Bluff hereinafter described, on the South by the Savannah River, and on the West by land of R. H. Sams formerly estate of W. H. Ingram, the said tract of four hundred and seventy (470) acres being composed of a tract of three hundred and ten (310) acres conveyed to the said Charles P. Haskell by J. V. Laffitte and others by deed dated October 9, 1905, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book of Titles to Real Estate 7 K's folios 536-538 and of a tract of one hundred and sixty (160) acres conveyed to the said Charles P. Haskell by E. T. Laffitte by deed dated September 22, 1903, and recorded in said Clerk's office, Book of Titles to Real Estate 7 L's folio 33, a plat of said property being of record in said Clerk's office in the Judgment Roll of said court in Bundle 106 Roll 12; also all that certain lot, tract or parcel of land containing ten (10) acres more or less, adjoining the tract above described and situate, lying and being mainly in Bull Pond Township in Barnwell County, State of South Carolina (formerly but now in Allendale County, South Carolina), but a small part being the Southeastern part of said tract being in formerly Hamotou County now Allendale County, State of South Carolina, the said tract of ten (10) acres being known as McCoy's Bluff and being bounded on the North by other land of the said Charles P. Haskell part of which is hereinafter conveyed, on the East by the Cohen's Bluff landing place now or formerly belonging to W. T. Gibson, on the South by the Savannah River, and on the West by other land of the said Charles P. Haskell hereinbefore conveyed, said tract of ten (10) acres having been conveyed to the said Charles P. Haskell by the Executors of John Lawton by deed dated April 1910; being the same lands conveyed to said The Pierpont Manufacturing Company of Georgia and Florida by Charles P. Haskell by deed dated April 16, 1910, and recorded in Book 8 A, page 282 of the records of deeds in the office of the Clerk of Court of Barnwell County, State of South Carolina.

11.

Also all that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township in formerly Barnwell County now Allendale County, State of South Carolina, containing one thousand and eighty (1080) acres, more or less, and bounded on the North by lands of Sloan and Kirkland, on the East by King Creek and lands of R. H. Sams, on the South by the Savannah River, and on the West by the Savannah River and lands of Kirkland, all of which will more fully appear by reference to a plat of said land made by Lucius N. Bellinger, Civil Engineer, attached to and made part of a deed from Emma L. Sams to said The Pierpont Manufacturing Company of Georgia and Florida dated June 16, 1910 and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book 8 D, page 208 at seq., the said property above described being composed of two (2) tracts known respectively as A containing one hundred and ten (110) acres and lying North of the Augusta Road, and B containing nine hundred and seventy (970) acres lying South of the Augusta Road and extending to Savannah River, the two (2) tracts together being known as Tract Number Seven (7) in the division of the estate of L. R. Sams, deceased, and having been conveyed by the Executors of the will of the said L. R. Sams to Duncan Sams by deed dated August 8, 1899, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Volume 6 Y's, page 152, and having been conveyed by the said Duncan Sams to the said Emma L. Sams by deed dated February 12, 1906, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book of Titles to Real Estate 7 N's folios 461-463, the said property above described having been described in said two (2) deeds as containing one thousand and fifty (1050) acres, more or less, but being found upon resurvey by the said L. N. Bellinger, Civil Engineer, to contain one thousand and eighty (1080) acres, more or less, being the same tract conveyed to said The Pierpont Manufacturing Company of Georgia and Florida by Emma L. Sams by deed hereinabove mentioned;

111.

Also all that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township in formerly Barnwell County now Allendale County, State of South Carolina, containing nine hundred and eighty-six and eighty-five hundredths (986.85) acres, more or less, and bounded on the North by lands of Emma L. Sams, formerly belonging to Duncan Sams, on the East by land of C. P. Haskell and other lands of said The Pierpont Manufacturing Company of Georgia and Florida purchased from the said C. P. Haskell, on the South by the Savannah River, and on the West by the Savannah River and King Creek, all of which will more fully appear by reference to a plat of said land made by Lucius N. Bellinger, Civil Engineer, attached to and made part of a deed from Richard H. Sams to said The Pierpont Manufacturing Company of Georgia and Florida dated June 16, 1910, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book 8 D page 204, the said property above described being composed of two (2) tracts known respectively as A containing one hundred and fifty (150) acres and lying North of the Augusta Road, and B containing eight hundred and thirty-six and eighty-five hundredths (836.85) acres lying South of the Augusta Road and extending to the Savannah River and King Creek, the two (2) tracts together being known as Tract Number Six (6) in the division of the estate of L. R. Sams, deceased, and having been conveyed by the Executors of the said L. R. Sams to the said Richard H. Sams by deed dated August 8, 1899, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Volume 6 Z's page 297, the said property above described in the said deed to the said Richard H. Sams as containing one thousand and twenty-three (1023) acres, more or less, but having been found upon resurvey by the said L. N. Bellinger, Civil Engineer, to contain nine hundred and eighty-six and eighty-five hundredths (986.85) acres, more or less; being the same land conveyed by Richard H. Sams to said The Pierpont Manufacturing Company of Georgia and Florida by deed dated June 16, 1910, and recorded in the office of the Clerk of the Court of Barnwell County, South Carolina, in Book 8 D page 204;

(continued on next page)

Description of 10 acres sold

23

Sale of the ten acres of McCoy's Bluff to the Reynolds & Manley Lumber Company.

On February 23, 1950, Augusta Hardwood Company of Georgia sold the ten acres and other lands to Reynolds & Manley Lumber Company of Georgia (ACDB 17 page 394; see opposite). The description given is the same as the previous deeds.

STATE OF SOUTH CAROLINA,
COUNTY OF ALLENDALE.

TITLE TO REAL ESTATE.

KNOW ALL MEN BY THESE PRESENTS that the AGUSTA HARDWOOD COMPANY, a corporation organized under the laws of the State of Georgia and having its principal office in the City of Augusta, Richmond County, Georgia, for and in consideration of the sum of One (\$1.00) Dollars and other valuable consideration to it in hand paid at and before the sealing of these presents, by REYNOLDS & MANLEY LUMBER CO., a corporation organized under the laws of the State of Georgia and having its principal office in the City of Savannah, Chatham County, Georgia, has granted, bargained, sold and released and by these Presents does grant, bargain, sell and release unto the said REYNOLDS & MANLEY LUMBER CO., a corporation, the following described property:

I.
All that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township, in formerly Barnwell County, now Allendale County, State of South Carolina, containing four hundred and seventy (470) acres, more or less, and bounded on the North by the Savannah and Augusta Road which separates it from the land of R. H. Sams and other land of Charles P. Haskell, on the East by the McCoy's Bluff Road which separates it from other lands of Charles P. Haskell, and in small part by the land known as McCoy's Bluff hereinafter described, on the South by the Savannah River, and on the West by land of R. H. Sams formerly estate of W. H. Ingram, the said tract of four hundred and seventy (470) acres being composed of a tract of three hundred and ten (310) acres conveyed to Charles P. Haskell by J. V. Laffitte and others by deed dated October 9, 1905, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book of Titles to Real Estate 7 K's folios 536-538 and of a tract of one hundred and sixty (160) acres conveyed to Charles P. Haskell by E. T. Laffitte by deed dated September 22, 1903, and recorded in said Clerk's office, Book of Titles to Real Estate 7 L's, folio 39, a plat of said property being of record in said Clerk's office in the Judgment Roll of said court in Bundle 106 Roll 12; also all that certain lot, tract or parcel of land containing ten (10) acres, more or less, adjoining the tract above described and situate, lying and being mainly in Bull Pond Township in Barnwell County, State of South Carolina (formerly but now in Allendale County, South Carolina), but a small part being the Southeastern part of said tract being in formerly Hampton County now Allendale County, State of South Carolina, the said tract of ten (10) acres being known as McCoy's Bluff and being bounded on the North by other land of Charles P. Haskell part of which is hereinbefore conveyed, on the East by the Cohen's Bluff landing place now or formerly belonging to W. T. Gibson, on the South by the Savannah River, and on the West by other land of Charles P. Haskell hereinbefore conveyed, said tract of ten (10) acres having been conveyed to the said Charles P. Haskell by the Executors of John Lawton by deed dated April 1, 1910; being the same lands conveyed to The Pierpont Manufacturing Company of Georgia and Florida by Charles P. Haskell by deed dated April 16, 1910, and recorded in Book 8 A, page 282 of the records of deeds in the office of the Clerk of Court of Barnwell County, State of South Carolina;

II.
Also, all that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township in formerly Barnwell County now Allendale County, State of South Carolina, containing one thousand and eighty (1080) acres, more or less, and bounded on the North by lands of Sloan and Kirkland, on the East by King Creek and lands of R. H. Sams, on the South by the Savannah River, and on the West by the Savannah River and lands of Kirkland, all of which will more fully appear by reference to a plat of said land made by Lucius N. Bellinger, Civil Engineer, attached to and made part of a deed from Emma L. Sams to The Pierpont Manufacturing Company of Georgia and Florida dated June 16, 1910 and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book 8 D, page 208 et seq., the said property above described being composed of two (2) tracts known respectively as A containing one hundred and ten (110) acres and lying North of the Augusta Road, and B containing nine hundred and seventy (970) acres lying South of the Augusta Road and extending to Savannah River, the two (2) tracts together being known as Tract Number Seven (7) in the division of the estate of L. R. Sams, deceased, and having been conveyed by the Executors of the will of the said L. R. Sams to Duncan Sams by deed dated August 8, 1899, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Volume 6 Y's, page 152, and having been conveyed by the said Duncan Sams to the said Emma L. Sams by deed dated February 12, 1906, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book of Titles to Real Estate 7 N's folios 461-463, the said property above described having been described in said two (2) deeds as containing one thousand and fifty (1050) acres, more or less, but being found upon resurvey by the said L. N. Bellinger, Civil Engineer, to contain one thousand and eighty (1080) acres, more or less; being the same tract conveyed to The Pierpont Manufacturing Company of Georgia and Florida by Emma L. Sams by deed hereinabove mentioned;

III.
Also, all that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township in formerly Barnwell County now Allendale County, State of South Carolina, containing nine hundred and eighty-six and eighty-five hundredths (986.85) acres, more or less, and bounded on the North by lands of Emma L. Sams, formerly belonging to Duncan Sams, on the East by land of C. P. Haskell and other lands of The Pierpont Manufacturing Company of Georgia and Florida purchased from the said C. P. Haskell, on the South by the Savannah River, and on the West by the Savannah River and King Creek, all of which will more fully appear by reference to a plat of said land made by Lucius N. Bellinger, Civil Engineer, attached to and made part of a deed from Richard H. Sams to The Pierpont Manufacturing Company of Georgia and Florida dated June 16, 1910, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book 8 D page 204, the said property above described being composed of two (2) tracts known respectively as A containing one hundred and fifty (150) acres and lying North of the Augusta Road, and B containing eight hundred and thirty-six and eighty-five hundredths (836.85) acres lying South of the Augusta Road and extending to the Savannah River and King Creek, the two (2) tracts together being known as Tract Number Six (6) in the division of the estate of L. R. Sams, deceased, and having been conveyed by the Executors of the said L. R. Sams to the said Richard H. Sams by deed dated August 8, 1899, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Volume 6 Z's, page 297, the said property above described having been described in the said deed to the said Richard H. Sams as containing one thousand and twenty-three (1023) acres, more or less, but having been found upon resurvey by the said L. N. Bellinger, Civil Engineer, to contain nine hundred and eighty-six and eighty-five hundredths (986.85) acres, more or less; being the same land conveyed by Richard H. Sams to The Pierpont Manufacturing Company of Georgia and Florida by deed dated June 16, 1910, and recorded in the office of the Clerk of the Court of Barnwell County, South Carolina, in Book 8 D, page 204;

Sale by Reynolds and Manley to Allendale County of a portion of the ten acres.
In 1963, Reynolds & Manley conveyed a 3 acre portion of their lands that included the primary section of Cohen's Bluff. Part of the three acres belonged to the 10 acre McCoy's Bluff Tract (ACDB 39, page 527; see overleaf. However the tract sold does not appear to contain the point of intersection between the Savannah River and the District Line at McCoy's Bluff (Matthew's Upper Bluff). A plat made is shown overleaf. The District line is highlighted.

THE STATE OF SOUTH CAROLINA,
COUNTY OF ALLENDALE

TITLE TO REAL ESTATE BY A CORPORATION

KNOW ALL MEN BY THESE PRESENTS, THAT REYNOLDS & MANLEY LUMBER COMPANY, INC., pursuant to proper corporate authority, in the State aforesaid, for and in consideration of the sum of FIVE and 00/100 (\$5.00) Dollars to it in hand paid at and before the sealing of these presents, by ALLENDALE COUNTY, a body politic, 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 ALLENDALE COUNTY, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, situate, lying and being in Allendale County, state aforesaid, located on the Savannah River at Cohens Bluff, containing three (3) acres, more or less, bounded GENERALLY as follows, to wit: On the North by other lands of Reynolds & Manley Lumber Co.; on the South by Savannah River; on the East by lands of Rouse; and on the West by lands of Georgia-Pacific Corp., said tract being almost triangular in shape. For a more complete description, reference is craved to plat made by D. E. Woodward, Reg. Land Surveyor, on August 30, 1963, which said plat is to be recorded herewith in Plat Book 10 at page 15 in the Office of the Clerk of Court for Allendale County and incorporated by reference as a part of this description.

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 ALLENDALE COUNTY, its successors and Assigns forever.

AND the said REYNOLDS & MANLEY LUMBER COMPANY, INC. does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said ALLENDALE COUNTY, its successors and Assigns, against itself and its successors -- lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF REYNOLDS & MANLEY LUMBER COMPANY, INC. has caused these presents to be executed in its name by H. L. MANLEY, its President and by H. L. MANLEY, JR. its - - - and its corporate seal to be hereto affixed this - - day of September in the year of our Lord one thousand nine hundred and sixty-three, and in the one hundred and eighty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in Presence of

REYNOLDS & MANLEY LUMBER COMPANY, INC.
(SEAL IMPRESSED)

P. F. FITZGIBBONS

Witness

BY H. L. MANLEY

President

YVONNE F. NEWTON

Witness

H. L. MANLEY, JR.

Sec. or Treas.

THE STATE OF GEORGIA

COUNTY OF CHATHAM.

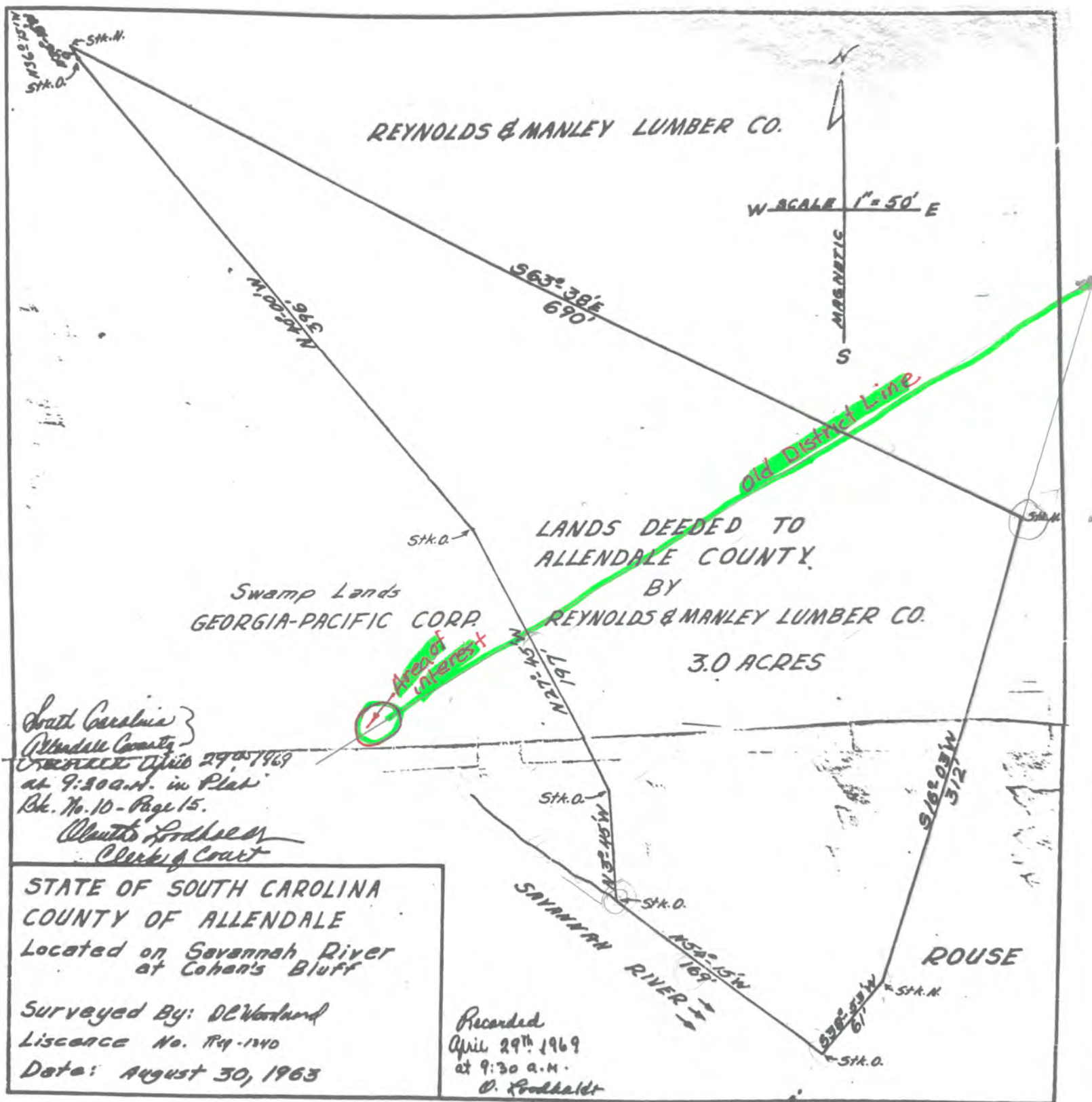
PERSONALLY appeared before me YVONNE F. NEWTON who, on oath, says that he saw the within named REYNOLDS & MANLEY LUMBER COMPANY, INC. by H. L. MANLEY, its President sign the within Deed, and H. L. MANLEY, JR. its (Insert Sec. or Treas.) - - attest the same, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that he with - - - - - witnessed the execution thereof.

YVONNE F. NEWTON
(WITNESS)

SWORN to before me, this - - -
day of September, A.D. 1963.

FRANK B. HUGHES (SEAL)
Notary Public, Georgia
My Commission expires Feb. 11, 1967.
(SEAL IMPRESSED)

RECORDED APRIL 29th, 1969 at 9:30 A.M.
NO STAMPS REQUIRED.



26

ACPB 10 page 15

The foregoing described tracts of land hereinabove conveyed were sold and conveyed by The Pierpont Manufacturing Company of Georgia and Florida to the said Augusta Hardwood Company by deed of conveyance dated the 11th day of June, 1937, and recorded on June 22, 1937, in the office of the Clerk of Court for Allendale County, South Carolina, in Deed Book 10, at page 310.

And being the same tracts or parcels of land conveyed unto Reynolds & Manley Lumber Company by deed from Augusta Hardwood Company bearing date the 23rd day of February, 1950, and recorded in the Office of the Clerk of Court of Allendale County, South Carolina in Deed Book 17, pages 394-395.

And herein the same tracts of land conveyed unto GEORGIA-PACIFIC CORPORATION, a Georgia Corporation, by deed recorded in the Office of the Clerk of Courts for Allendale County in Deed Book 34 at page 73, and Deed Book 34 at page 559.

Deed 78-770 Allendale

Georgia Pacific sells the ten acres to Andrew Harper in 1987.

In 1948, Augusta Hardwood changed its name to Georgia Pacific Plywood and Lumber Company. In 1956, the company changed its name again to Georgia Pacific Corporation, by which it is currently known. In 1966, Georgia Pacific Corporation acquired Reynolds and Manley Lumber Company of Georgia. The company land included the ten acre McCoy's Bluff Tract, less a small portion that was deeded in 1963 to Allendale County (Wikipedia: Georgia Pacific Corporation history; *Federal Trade Commission Decisions*, Vol. 81 page 992). On April 14, 1987, Georgia Pacific Corporation sold to Andrew Harper several parcels of land in the vicinity of old McCoy's Bluff and Cohen's Bluff along the Savannah River (ACDB 78, page 770; see overleaf). The sale included six separate parcels of land consolidated under Allendale County TMS # 060-00-00-002. Parcel IV of that TMS # included the 10 acres now known as the "McCoy's Bluff" tract. The deed reads:

"also that certain lot, tract or parcel of land containing ten (10) acres, more or less, adjoining the tract above described and situate, lying and being mainly in Bull Pond Township in Barnwell County, State of South Carolina (formerly but now in Allendale County, South Carolina), but a small part being the Southeastern part of said tract being in formerly Hampton County now Allendale County, State of South Carolina, the said tract of ten (10) acres being known as 'McCoy's Bluff' and being bounded on the North by other land of Charles P. Haskell part of which is hereinbefore conveyed, on the East by the Cohen's Bluff landing place now or formerly belonging to W. T. Gibson, on the South by the Savannah River and on the West by other land of Charles P. Haskell hereinbefore conveyed. Said tract of ten (10) acres being the same lands conveyed to said Charles P. Haskell by the executors of John Lawton..."

ACDB 78.770

SC-1-3-4(2)
SC-1-3-5(2)

STATE OF SOUTH CAROLINA
COUNTY OF ALLENDALE

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, **that GEORGIA-PACIFIC CORPORATION ("Grantor")** in consideration of the sum of Four Hundred Thousand and No/100 Dollars (\$400,000.00), and the exchange of real property, to it in hand paid at and before the **sealing of these presents by Andrew B. Harper,** whose address is Box 98, Estill, South Carolina 29918 (Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, the following described property:

All those certain pieces, parcels or tracts of land lying, being and situated in Allendale County, South Carolina, containing in the aggregate, 2,537 acres, more or less, more particularly described in Exhibit A, attached hereto and by this reference made a part hereof, and being the same property conveyed to Georgia-Pacific Corporation from Reynolds & Manley Lumber Company, Inc. by deed dated the 28th day of June, 1963, and recorded the 5th day of July, 1963 in the Office of the Clerk of Court for Allendale County in Deed Book 34 at page 73, and by deed dated the 28th day of February, 1966, and recorded the 9th day of March, 1966, in the aforesaid office in Deed Book 34 at page 559.

SUBJECT, HOWEVER, to any and all easements, restrictions, covenants or other matters of record.

TOGETHER with all and singular the rights, privileges, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.



EXHIBIT A

I.

All that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township, in formerly Barnwell County, now Allendale County, State of South Carolina, containing four hundred and seventy (470) acres, more or less, and bounded on the North by the Savannah and Augusta Road which separates it from the land of R. H. Sams and other land of Charles P. Haskell, on the East by the McCoy's Bluff Road which separates it from other lands of Charles P. Haskell, and in small part by the land known as McCoy's Bluff hereinafter described, on the South by the Savannah River, and on the West by land of R. H. Sams formerly estate of W. H. Ingram, the said tract of four hundred and seventy (470) acres being composed of a tract of three hundred and ten (310) acres conveyed to Charles P. Haskell by J. V. Laffitte and others by deed dated October 9, 1905, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book of Titles to Real Estate 7 K's folios 536-538 and of a tract of one hundred and sixty (160) acres conveyed to Charles P. Haskell by E. T. Laffitte by deed dated September 22, 1903, and recorded in said Clerk's office, Book of Titles to Real Estate 7 L's, folio 39, a plat of said property being of record in said Clerk's office in the Judgment Roll of said court in Bundle 106 Roll 12; also all that certain lot, tract or parcel of land containing ten (10) acres, more or less, adjoining the tract above described and situate, lying and being mainly in Bull Pond Township in Barnwell County, State of South Carolina (formerly but now in Allendale County, South Carolina), but a small part being the Southeastern part of said tract being in formerly Hampton County now Allendale County, State of South Carolina, the said tract of ten (10) acres being known as McCoy's Bluff and being bounded on the North by other land of Charles P. Haskell part of which is hereinbefore conveyed, on the East by the Cohen's Bluff landing place now or formerly belonging to W. T. Gibson, on the South by the Savannah River, and on the West by other land of Charles P. Haskell hereinbefore conveyed, said tract of ten (10) acres having been conveyed to the said Charles P. Haskell by the Executors of John Lawton by deed dated April ____, 1910; being the same lands conveyed to The Pierpont Manufacturing Company of Georgia and Florida by Charles P. Haskell by deed dated April 16, 1910, and recorded in Book 8 A, page 282 of the records of deeds in the office of the Clerk of Court of Barnwell County, State of South Carolina;

II.

Andrew Harper Trust (1987-present)

Andrew Harper died August 19, 2017, and his estate is administered by Co-Trustees Virginia Lawton Harper Breen and Stiles M. Harper, III co-trustees of the Andrew B. Harper Revocable Trust, established October 8, 2007 (ACDB 276, pages 9-16; see opposite and overleaf. As such, they are the current owners of record of the ten acres long known as McCoy's Bluff. Within this parcel the historic District Line meets the Savannah River. This is our point of interest and marks the southern end of the District Line established by the Colonial Legislature in 1768.



2018-358 DATE: 06/22/2018
DEED Book: 276 Page: 9 - 16
Filed for Record in ALLENDALE COUNTY ROD.
Deed of Distribution

STATE OF SOUTH CAROLINA

COUNTY OF ALLENDALE

IN THE MATTER OF:
ANDREW B. HARPER
(Decedent)

IN THE PROBATE COURT

DEED OF DISTRIBUTION
(Real Property Only)
NOT A WARRANTY

CASE NUMBER: 2018-ES-03-00049

FILED FOR RECORD
2018 JUN 22 PM 2:28
ELAINE SABO
CLERK OF COURT
ALLENDALE COUNTY, S.C.

The undersigned states as follows:

Decedent died on August 19, 2017; and probate of the Estate is being administered in the Probate Court for Beaufort County, South Carolina, in File #2017ES0700884 and Allendale County, South Carolina, in File #2018ES0300049.

We were appointed Co-Personal Representatives on September 5, 2017.

Decedent owned real property described as follows:

ALLENDALE COUNTY TM # 043-00-00-005

All that certain piece, parcel or tract of land situate, lying and being located in the County of Allendale, State of South Carolina. Said tract of land contains One Hundred Eighty Nine (189) acres, more or less, as shown on a plat prepared for Sam M. Rice, III and Andrew B. Harper, dated the 1st day of November, 1990, and recorded in the Office of the Clerk of Court for Allendale County in Plat Book 15, at page 129. Said tract is bounded, now or formerly, as follows, to-wit: On the North by the run of King Creek which separates this property from other lands of Sam M. Rice, III, said run being the line; on the East by South Carolina Highway #3; on the Southeast and South by lands of Andrew B. Harper; on the Southwest by lands of Andrew B. Harper; and on the Northeast by the run of King Creek which separates this tract from lands of Sam M. Rice, III and lands of Andrew B. Harper this day being conveyed to Sam M. Rice.

DERIVATION: This being the same property conveyed to Andrew B. Harper by deed of Sam M. Rice III dated December 17, 1990, recorded in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 88, page 688.

ALLENDALE COUNTY TM# 059-00-00-003

All that certain piece, parcel or tract of land containing 383.8 acres, more or less, situate, lying and being on South Carolina Highway #3 in Baldoc School District, Allendale County, South Carolina, and being bounded generally, NOW OR FORMERLY, as follows, to-wit: on the North by property of Sam M. Rice, III; on the Northeast by property of Janet S. Odom; on the East by property of William J. Odom and property of Andrew B. Harper; on the South by property of Andrew B. Harper; and on the West by South Carolina Highway #3.

DERIVATION: This being the same property conveyed to Andrew B. Harper by deed of T.M. Rhodes and John C. Benton dated April 15, 1998, recorded April 16, 1998 at 9:27 a.m. in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 120, page 85.

ALLENDALE COUNTY
DOCUMENTARY
Tax Exempt
Paid 6/22/18
ELAINE SABO

Carolina, Book of Titles to Real Estate 7 K's folios 536-538 and of a tract of one hundred and sixty (160) acres conveyed to Charles P. Haskell by E. T. Laffitte by deed dated September 22, 1903, and recorded in said Clerk's office, Book of Titles to Real Estate 7 L's, folio 39, a plat of said property being of record in said Clerk's office in the Judgment Roll of said court in Bundle 106 Roll 12; also all that certain lot, tract or parcel of land containing ten (10) acres, more or less, adjoining the tract above described and situate, lying and being mainly in Bull Pond Township in Barnwell County, State of South Carolina (formerly but now in Allendale County, South Carolina), but a small part being the Southeastern part of said tract being in formerly Hampton County now Allendale County, State of South Carolina, the said tract of ten (10) acres being known as McCoy's Bluff and being bounded on the North by other land of Charles P. Haskell part of which is hereinbefore conveyed, on the East by the Cohen's Bluff landing place now or formerly belonging to W. T. Gibson, on the South by the Savannah River, and on the West by other land of Charles P. Haskell hereinbefore conveyed, said tract of ten (10) acres having been conveyed to the said Charles P. Haskell by the Executors of John Lawton by deed dated April 1910; being the same lands conveyed to The Pierpont Manufacturing Company of Georgia and Florida by Charles P. Haskell by deed dated April 16, 1910, and recorded in Book 8A, page 282 of the records of deeds in the office of the Clerk of Court of Barnwell County, State of South Carolina.

PARCEL V

No 'saving & excepting clause'

All that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township in formerly Barnwell County now Allendale County, State of South Carolina, containing One Thousand and Eighty (1,080) acres, more or less, and bounded on the North by lands of Sloan and Kirkland, on the East by King Creek and lands of R. H. Sams, on the South by the Savannah River, and on the West by the Savannah River and lands of Kirkland, all of which will more fully appear by reference to a plat of said land made by Lucius N. Bellinger, Civil Engineer, attached to and made part of a deed from Emma L. Sams to The Pierpont Manufacturing Company of Georgia and Florida dated June 16, 1910 and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book 8 D, page 208 et seq., the said property above described being composed of two (2) tracts known respectively as A containing one hundred and ten (110) acres and lying North of the Augusta Road, and B containing nine hundred and seventy (970) acres lying South of the Augusta Road and extending to Savannah River, the two (2) tracts together being known as Tract Number Seven (7) in the division of the estate of L. R. Sams, deceased and having been conveyed by the Executors of the will of the said L. R. Sams to Duncan Sams by deed dated August 8, 1899, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Volume 6 Y's, page 152, and having been conveyed by the said Duncan Sams to the said Emma L. Sams by deed dated February 12, 1906, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book of Titles to Real Estate 7 N's folios 461-463, the said property above described having been described in said two (2) deeds as containing one thousand and fifty (1050) acres, more or less, but being found upon resurvey by the said L. N. Bellinger, Civil Engineer, to contain one thousand and eighty (1080) acres, more or less; being the same tract conveyed to The Pierpont Manufacturing Company of Georgia and Florida by Emma L. Sams by deed hereinabove mentioned.

PARCEL VI

All that certain lot, tract or parcel of land situate, lying and being in Bull Pond Township in formerly Barnwell County now Allendale County, State of South Carolina, containing Nine Hundred and Eighty-six and Eighty-five Hundredths (986.85) acres, more or less, and bounded on the North by lands of Emma L. Sams, formerly belonging to Duncan Sams, on the East by land of C. P. Haskell and other lands of The Pierpoint Manufacturing Company of Georgia and Florida purchased from the said C. P. Haskell, on the South by the Savannah River, and on the West by the Savannah River and King Creek, all of which will more fully appear by reference to a plat of said land made by Lucius N. Bellinger, Civil Engineer, attached to and made part of a deed from Richard H. Sams to The Pierpont Manufacturing Company of Georgia and Florida dated June 16, 1910, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Book 8D page 204, the said property above described being composed of two (2) tracts known respectively as A containing one hundred and fifty (150) acres and lying North of the Augusta Road, and B containing eight hundred and thirty-six and eighty-five hundredths (836.85) acres lying South of the Augusta Road and extending to the Savannah River and King Creek, the two (2) tracts together being known as Tract Number Six (6) in the division of the estate of L. R. Sams, deceased, and having been conveyed by the Executors of the will of the said L. R. Sams to the said Richard H. Sams by deed dated August 8, 1899, and recorded in the office of the Clerk of Court of Barnwell County, South Carolina, Volume 6Z's, page 297, the said property above described having been described in the said deed to the said Richard H. Sams as containing one thousand and twenty-three (1023) acres more or less, but having been found upon resurvey by the said L. N. Bellinger, Civil Engineer, to contain nine hundred and eighty-six and eighty-five hundredths (986.85) acres, more or

✓
ALLENDALE COUNTY TM # 061-00-00-002

All that certain piece, parcel or tract of land situate, lying and being on the Savannah River in Allendale County, South Carolina and being shown and delineated as **Forty-seven (47) acres**, more or less, on a plat of property of Carrie M. Tuten and Sallie L. Glover Estate, surveyed by Joe P. Miley, Reg., C.E., L.S., dated June 15, 1972, and recorded in Plat Book 12 at page 152 in the office of the Clerk of Court for Allendale County. For a more detailed description as to metes and bounds, reference is craved to that certain plat or record, which is incorporated by reference and made a part of this description.

DERIVATION: This being the same property conveyed to Andrew B. Harper by Stiles M. Harper, Jr. dated September 7, 2005, recorded on September 8, 2005 at 4:49 p.m. in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 177, page 32.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☒ Decedent's Will
☐ Intestacy Statute: SCPC 62-2-103
☐ Private Family Agreement: SCPC 62-3-912
☐ Disclaimer by: _____
☐ Probate Court Order issued on _____
☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Virginia Lawton Harper Breen and Stiles M. Harper, III, Co-Trustees
of the Andrew B. Harper Revocable Trust dated October 8, 2007,
as Amended and Restated on February 2, 2016
Address: P. O. Box 98
Estill, SC 29918

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

Cohen's Bluff Tract adjacent to the McCoy's Bluff Tract.

Study of 50 acres belonging to William Gibson from 1890 to present.

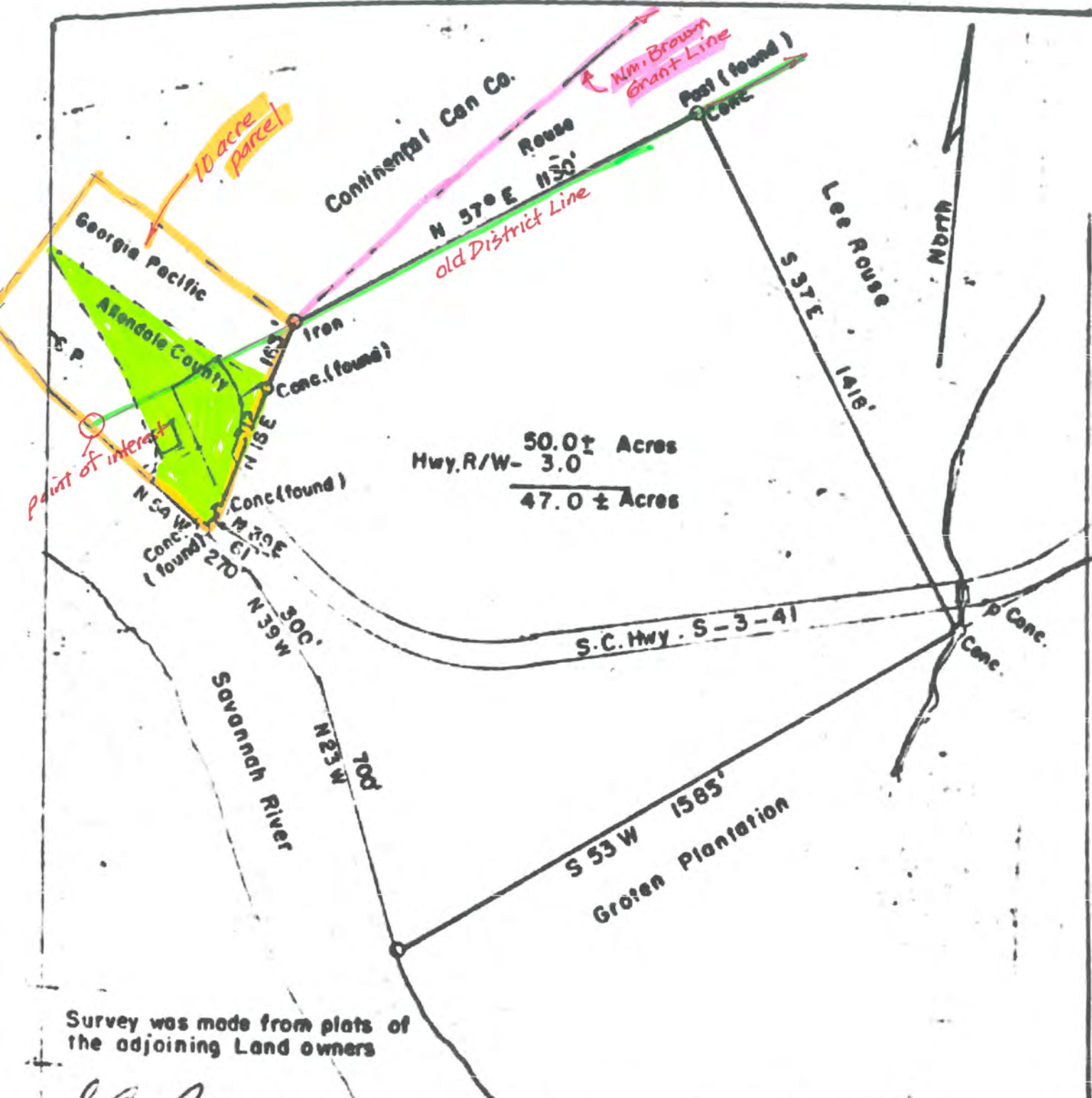
This tract of 50-acres is adjacent to the Cohen's Bluff County Park. It is also the location of most of the middle section of Matthew's Bluff. The tract was originally part of the Mumford Grant and part of the Thomas Elliott land (see page 8). In the nineteenth century it became part of Benjamin R. Bostwick's antebellum plantation complex along Pipe Creek and the Savannah River. After a lawsuit to divide Bostwick's estate in 1889, two hundred acres of his lands in Hampton County along the Savannah River that included the landing at Cohen's Bluff was passed to Isidorie L. Tobin (HCDC D4, page 737). In the deed, it states that the parcel is 200-acres and is bounded on the North by John Lawton and the Lafitte lands, on the south by the Cohen's Bluff Road and Sams lands, the east by the lands of Brown and Lafitte, and on the west by the Savannah River.

The key to this discussion is the phrase, "Cohen's Bluff Landing constitutes a part of the said tract" (HCDB D4, page 737). On January 14, 1890, Tobin sold the tract to W. T. Gibson, the captain of the steamboat *Ethel* (HCDB D5, page 170). Gibson conveyed a half interest to his partner in the *Ethel*, W. F. Maner, Jr. No plats exist in either Beaufort or Hampton County of the land, but its shape and the description of adjacent lands indicate it was approximately the same as the Mumford Grant, plus a portion of the Thomas Elliott land south of Mumford. It also included two small pieces off the Thomas Moye Grant northeast of Mumford's Grant. These were likely bought by Bostick and put together into his 200-acre parcel that included Cohen's Bluff Landing, formerly the central portion of Matthew's Bluff.

By 1920, the 50-acre portion that bordered along the Savannah River that contained Cohen's Bluff came into the possession of Gibson's wife, Daisy Gibson (see HCDB D7, page 131; D17, page 368; and D23, page 170). That same year, she conveyed it to Sallie L. Glover and Cary M. Tuten, the tract then being in Allendale County (ACDB 2, page 58). The two kept the land for more than 60 years and in 1972 had a plat drawn (see overleaf).

The plat in overleaf does not identify the District Line per se but shows the various tracts located in the vicinity of McCoy's Bluff and Cohen's Bluff:

1. The old District line forms the northwestern boundary of the tract.
2. The former Brown grant is shown as the line between the Rouse property and that of Continental Can.
3. The northwest corner of the land along the river is severed off. It forms part of the eastern boundary of the ten acre square parcel originally sold by D. M. Lafitte to Youmans and Gray in 1877, and later to John Lawton in 1880 (see pages 14-16). Thus, the old District line follows the Tuten and Glover northwest property line until it strikes a rod iron stake, 1,130' from the northwest corner.
4. The Tuten and Glover property line turns southwest and continues on a North 15 degree East heading until it strikes the river.
5. The old District Line continues straight on a North 57 degree East heading until it strikes the river, inside the ten-acre parcel originally sold by D. M. Lafitte. That ten acres was known as the McCoy's Bluff Tract. It contains the point at which the old District Line dividing Beaufort and Orangeburgh Districts met the Savannah River on Matthew's Bluff as specified by the Colonial Legislature in 1768 (see page1).
6. The plat also shows the land sold to Allendale County in 1963 giving a portion of Cohen's Bluff as a County Park and Landing.



Survey was made from plats of the adjoining Land owners

*S.C., Allendale Co.
 Recorded July 5th
 1972 at 11:06 a.m.
 in Plat Bk. 12, at
 Page 152.
 Claude L. Ashe
 Clerk of Court*

PLAT OF PROPERTY
 OF
 CARRIL M. TUTEN
 vs
 SALLIE L. GLOVER, EST.

Located at Cohen Bluff on the Savannah River in Allendale County, South Carolina.

Scale: 1" = 330' Date: June 15, 1972
 Surveyed by: Joe P. Miley, Reg. C.E., L.S.

Section II introduction:

Section II covers the old District Line from the point at which it leaves the ten-acre parcel, part of the Parson-McKoy grant lands, and enters the Elliot-Brown-Mumford, Moye grant lands (page 8). The line forms the boundary between the Brown Grant and the Mumford grant. This study of these two grants and some adjoining lands gives us a view of the old District Line for about a mile northeast of the tract discussed in Section I above.

Section II picks up with the ownership of a 66-acre parcel, created out of the William Brown grant, on the north side of the old District Line [Northern Parcel] in Barnwell County. Then I consider a 200-acre parcel on the southern side of the old District Line [Southern Parcel]. It was part of the Benjamin R. Bostick estate prior to the Civil War. It included the Mumford grant, a section of the Elliott 1758-grant, and two small pieces of the 350-acre Moye Grant.

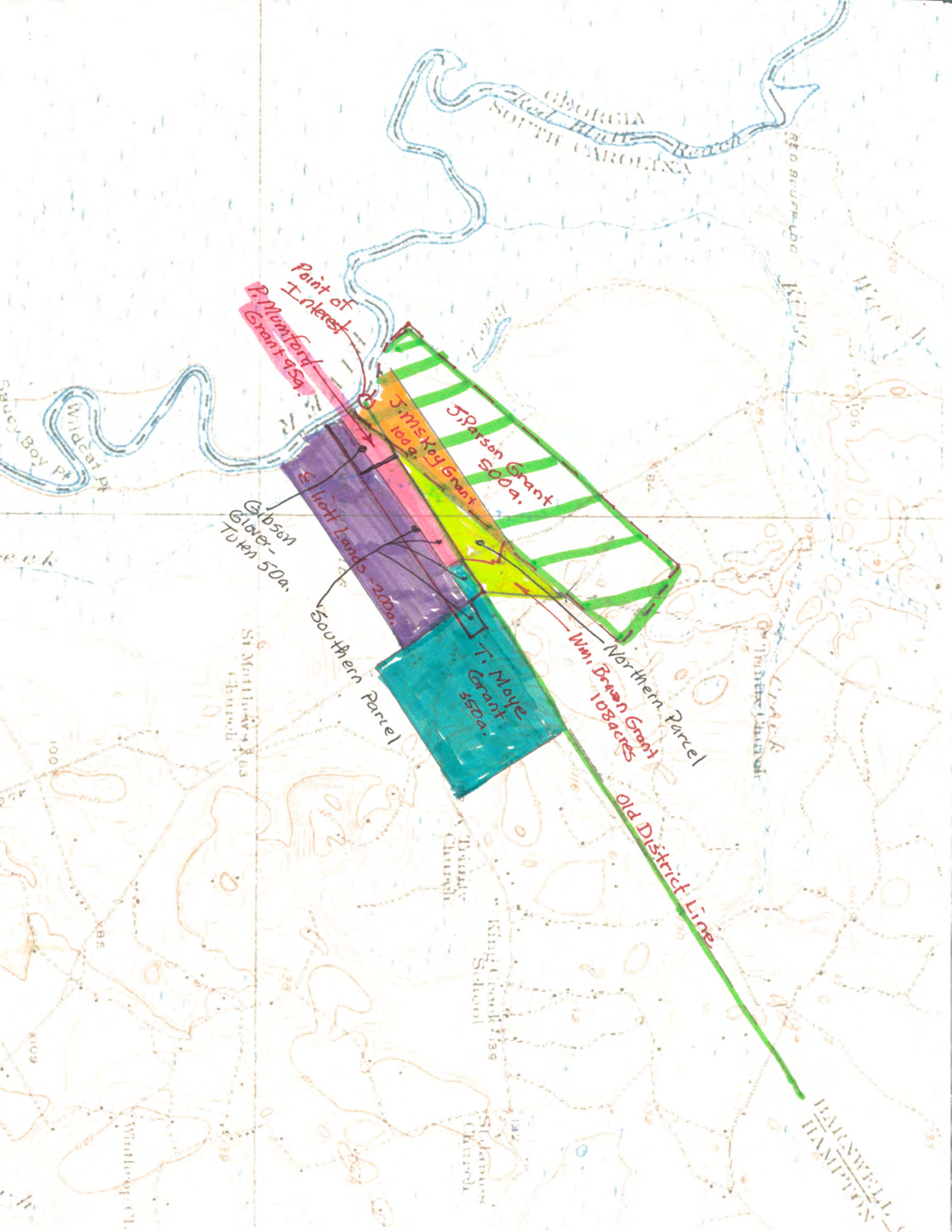
The 66-acre Northern Parcel is located within Barnwell County (originally District). That tract moves through the Stone, Perry, and Pender family ownership until 1925. From there the title goes through several hands to G. Lee Rouse in 1943. It remained with him until he sold it to the Gray and Pender Club in the 1970s.

The southern parcel was Bostick's 200-acre Cohen's Bluff Tract. After Bostick died in 1866, the land remained with his estate until 1889. In 1891 William Gibson bought it. Gibson sold 150-acres away from the river to L. S. Pender that same year. Fifty acres along the river he retained and remained with his heirs until 1983, when they sold it to a member of the Harper family.

Pender combined the southern and northern parcels, less the Gibson 50-acres, into a single tract of 220 acres. He added additional lands to bringing it to more than 1,000 acres. The lands passed through several hands to G. Lee Rouse who sold the entire tract to the Gray and Pender Club in the 1970s. The Gray and Pender Club cut off the 220 acre parcel and sold it to William A. Lawton and others in 2004. They passed it to Andrew Harper in whose estate it remains.

Overview Map showing both the Northern and Southern parcels.

Map of the Section II tracts superimposed on a 1920 US War Department Peebles, Quadrangle. The map shows the grants in the area of the Section II. It shows how the northern and southern parcels are carved out of the original grants. It also shows the location of the Gibson lands.



Chain of Title to the Northern Parcel with associated plats

Parson Grant (1773).

The James Parson grant of 500 acres is the original location of the old District Line point of interest where it meets the Savannah River (SCRGB vol 9, page 11). The northern and southern parcels are superimposed on the grant (opposite).

98.55 67 3/4
recent

The William Brown Grant (1785).

The William Brown Grant along the Savannah River included the old District Line through the property (SCSPB 7 page 155) and BACPB Vol 4 page 146). The land south of the line will become the Patience Mumford Grant. Sixty-six (66) acres of this grant becomes the northern parcel. Additional lands were added to the Mumford Grant making a tract of 200 acres that became the southern parcel.

SOUTH-CAROLINA.

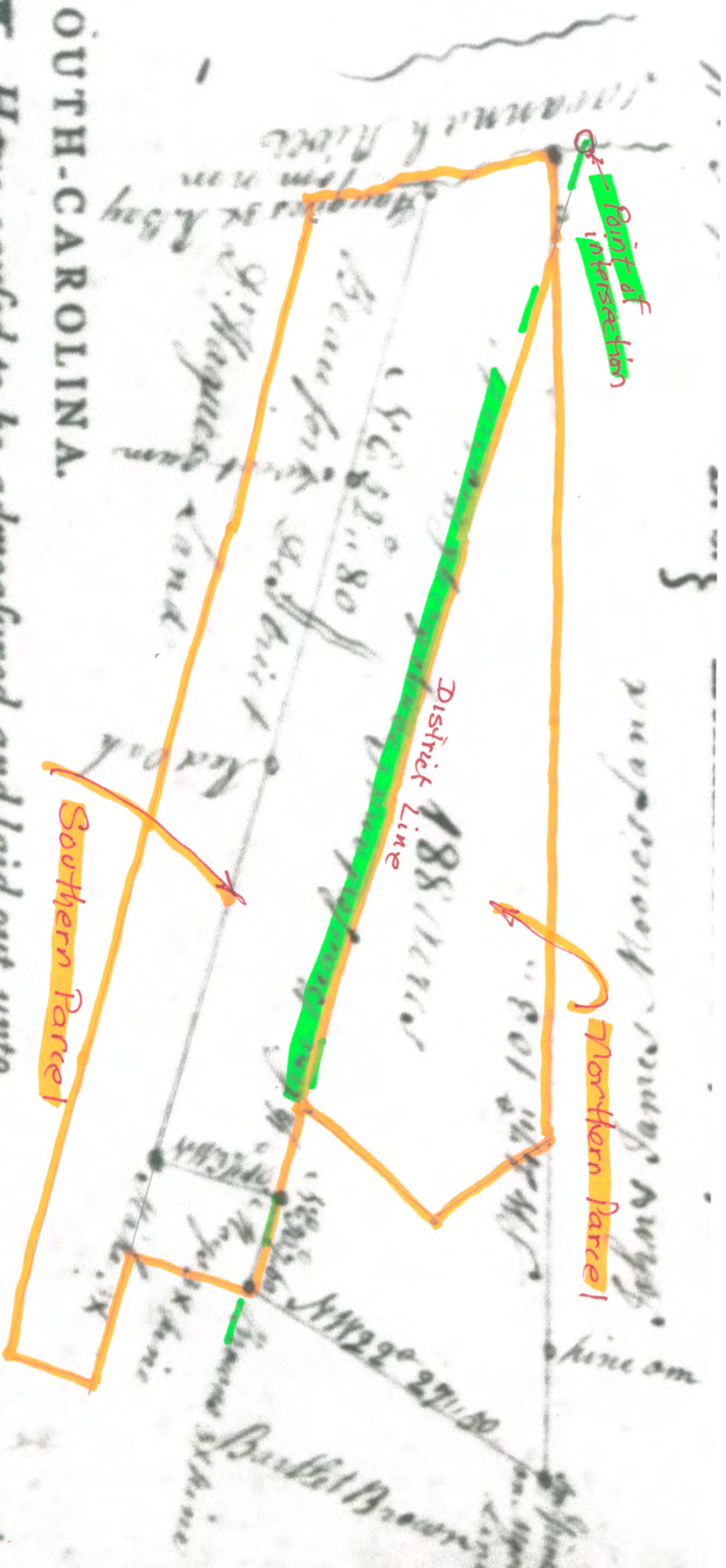
Have caused to be admeasured and laid out unto

I William Henry
 containing one hundred and eighty eight Acres,
 situate in the District of Beaufort and Warrington bounded
 by the Savannah River — — — and bath such
 Form and Marks, butting and bounding as the above Plat represents.
 Certified for the Twenty ninth Day of March — 1785

Almy Green

D. S. 2

EPHRAIM MITCHELL, *Surveyor-General.*



Patience Mumford Grant (1785).

This grant of 95 acres along the Savannah River occupies the bulk of the southern parcel. William Brown cut off the 95 acres of his grant south of the District Line and sold it to Mumford (SCSPB Vol. 3 page 362). Apparently William Bostick or an earlier owner added a strip of land from William Elliott's grant to the southeast and two small parcels from the Thomas Moye grant to the northeast to make a parcel of approximately 200 acres.

SOUTH-CAROLINA.



Northern Parcel

Old District Line

Southern Parcel

I Have caused to be admeasured and laid out unto
Mr. Patience Campbell a Tract of Land,
 containing, *Twenty five* Acres;
 situate in the District of *Charleston* between the *coast*
of the city and the Atlantic Ocean and bath such
 Form and Marks, butting and bounding as the above Plat represents.
 Certified for the *29th* Day of *March*. 1785
Thos Robert. D. S. }
 EPHRAIM MITCHELL, Surveyor-General.

Lafitte to Lafitte of the William Brown Grant (1856).

The next occasion where the William Brown Grant is shown or mentioned in the records is a deed from Dr. D. M. Lafitte, Sr. to his son John H. Lafitte. He sells a section of his lands along the Savannah River in Barnwell District in 1856 (BACDB 2L page 238). The deed includes the northern half of the William Brown Grant of 1785, marked "C" on the plat on the following pages. This was the portion Brown retained after selling Mumford the 95 acres on the south side of the District Line. The deed reads:

& one half of the above Tract of undivided Land Tract of land of one hundred and eight acres More or less and containing as also mentioned one hundred and eight acres more or less [*sic.*] and described as Letter **C** on the above mentioned plat. And bounded on the north and west by lands of the said D. M. Lafitte but now John H. Lafitte Sr. on the East by the estate of Michael Brown and B. R. Bostick and on the South by a corner or stake at and crossing the District line.

The plat mentioned in the deed is shown on the following pages with the two parcels superimposed.

Delivered to John H. Laffitte June 14 August 1858.

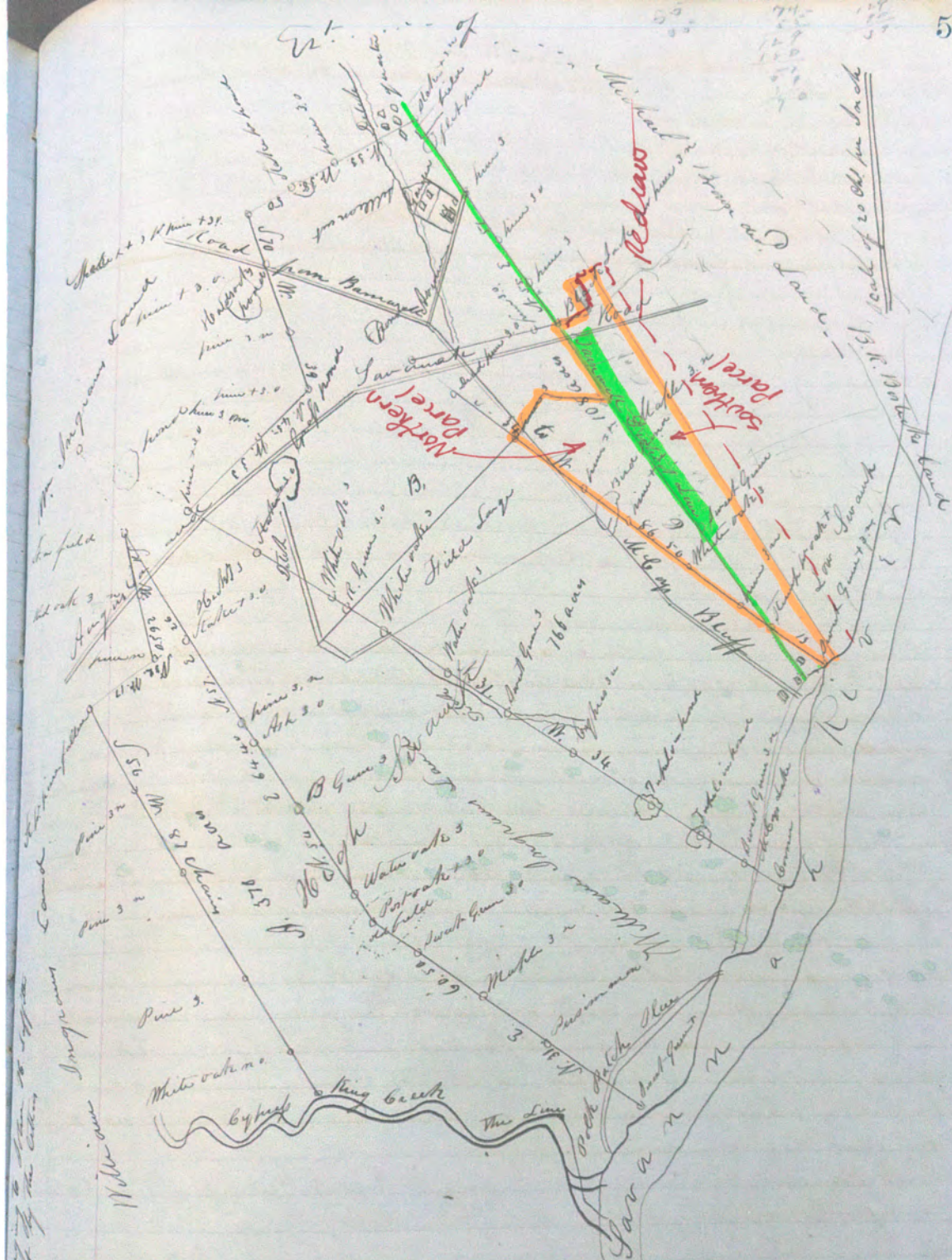
and being in the state and District of said also
 and a half acres which lies in District District So. Ca.
 do said two and a half acres being a part and parcel
 of the M^r. Cosblyff. Tracts the land crossing the district line
 the said two and a half acres being immediately
 on the banks of Savannah River described at letter A
 and B. Such forms Thatche cuttings and boundaries as
 a plat thereof laid out by L. B. Hearn, Esq. Surveyor
 on the 13th day of June A.D. 1856. represents reference thereto
 being. Has still at Large appear the above mentioned
 Tracts of Land. lying on the Waters of King Creek Water
 of Savannah River So. Ca. the tract A contains three
 hundred and seventy acres more or less and bounded
 on the west north and east by King Creek and Lands of
 William H. Ingram and on the South by Savannah River
 the tract B contains seven hundred and sixty six acres
 more or less and bounded on the west and north by Lands
 of William H. Ingram on the east by East of Michael Brown
 and the District line as also on the east near the
 River Savannah by an undivided tract of land of one
 hundred and eight acres more or less and on the South by
 Savannah River also one half of the above tract of
 undivided land containing as above mentioned tract of
 undivided land containing as above mentioned tract of
 hundred and eight acres more or less described at
 letter C. in the above mentioned plat. also bounded on
 North and West by lands of the said John H. Laffitte
 and on John H. Laffitte Jr. on the East by Lands
 of the East of Michael Brown and John H. Laffitte
 on the South by a corner of state at and crossing the
 District line. The whole as above mentioned. Represented
 by a plat laid down on 13th day of June A.D. 1856.
 by L. B. Hearn Esq. Surveyor.

crossing
II D

In witness whereof and
 Singular the Right Members held in law and
 appurtenances. Remanded unto us and profits
 thereof and every part thereof the above mentioned premises
 belonging to or in any way incident, or appertaining
 to hold and to hold all and singular the premises above
 mentioned unto the said John H. Laffitte Jr. his heirs and
 assigns forever and I do hereby bind By my My heirs Executors
 and Administrators to Navant. and from defend
 all and singular the above mentioned premises unto
 the said John H. Laffitte Jr. his heirs and assigns
 against me and my heirs and against any
 person or persons whomsoever Remanded unto us and profits
 claiming or to claim the same or any part thereof
 Witness My Hand & seal this 4th day of July
 A.D. 1856.

Spind Seal & Signed
 In Presence of
 Robert P. Brown
 Gilbert C. Rice
 John H. Laffitte Jr.

John H. Laffitte Esq.



Delivered the original to John H. Saffette the 12th Sept 1860.

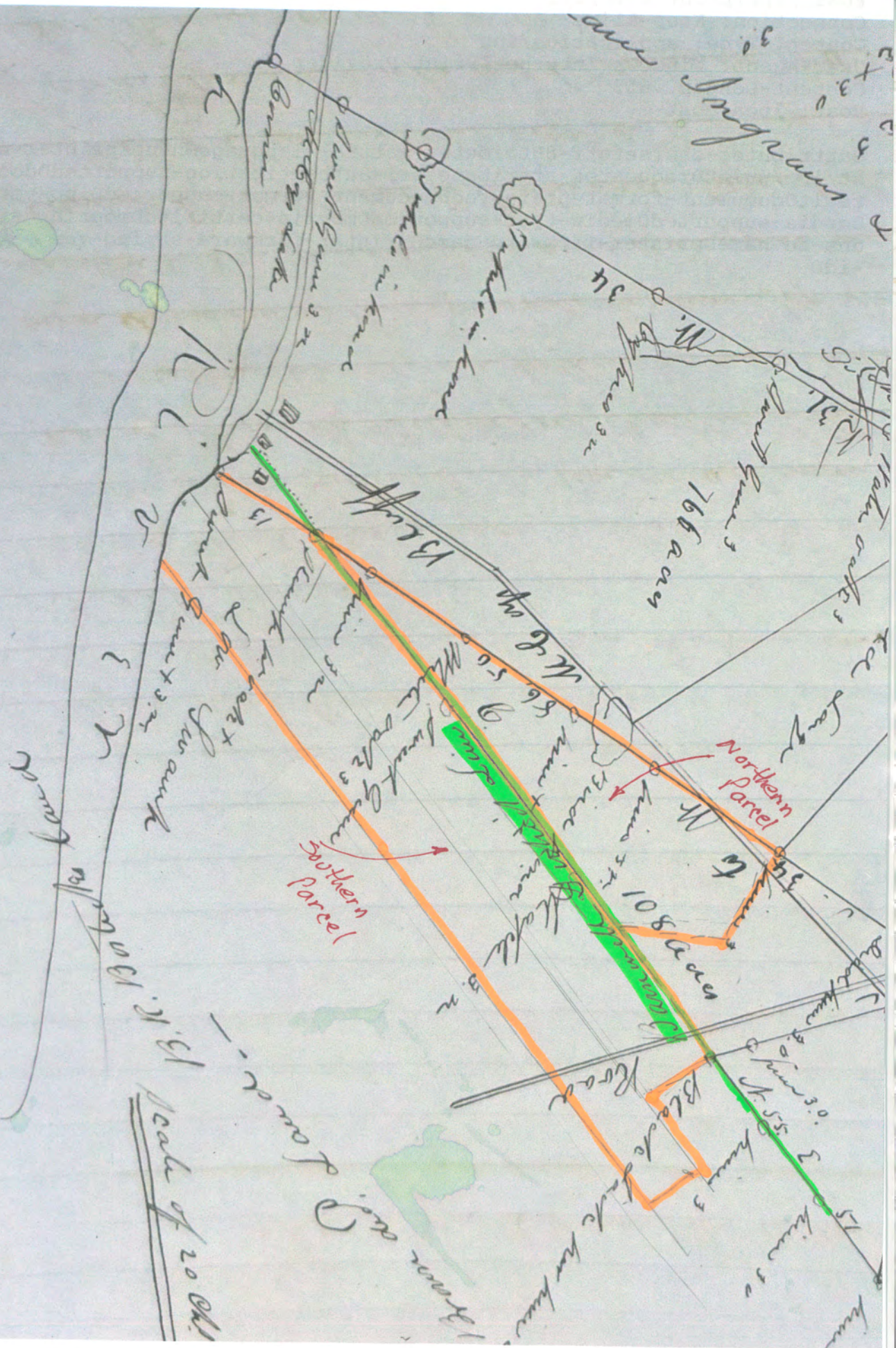
South Carolina

The above plat marked A. & B. represent 2 Tracts of Land originally belonging to Dr. D. Mc Saffette & claimed under several different Grants & found on a survey to contain as follows viz. A contains three hundred and seventy acres, B contains seven hundred and sixty six acres - also the above figure represented by the letter C shows an undivided tract of land containing one hundred and eight acres - one half of which also belongs to the said Dr. D. Mc Saffette - now to John H. Saffette and situated in Barnwell District excepting two half acres marked with the letter D. which lies in Beaufort District & on Savannah River & includes McCoy's Bluff and hath such shape and form & bettering & boundaries as the above plat represents run over at the request of John H. Saffette (present owner) This 12th day of June A.D. 1856.

J. Brantley Hoarey Deft Surv.

Recorded the 16th of July 1860.

original to H. P. S. & aff. the 12th Sept 1860.



Sale of 66 acres of the William Brown grant from B. M. Stone to E. F. Perry (1874).

This deed is the first in the records in Beaufort County concerning the William Brown Tract. Beaufort records prior to May 1865 were destroyed and no longer exist. This deed from Sarah and Benjamin M. Stone to Elizabeth L. Perry concerns 66 acres of the land shown as a part of section "C" in the preceding plat (BCDB 8 page 546; opposite). This is the northern parcel of land under discussion. The old District Line forms the southeastern boundary of this tract.

Apparently, the Stones obtained the land prior to 1874, though there are no deeds to them in the records of Beaufort or Barnwell counties. They sold it to Perry in 1874. The deed mentions that part of the land is in Beaufort County and thus it is recorded in Beaufort County. The deed states:

All that tract or parcel of land situated and lying in the Counties of Barnwell and Beaufort containing Sixty-six acres more or less. Bounded North and West by lands belonging to J. H. Lafitte South by lands belonging to the Est. B. R. Bostick, and east by lands belonging to the Est. of John Roberts.

do hereby certify, that John H. Murray Jr. before whom this acknowledged
acknowledgment purports to have been taken, was at the time of
taking said acknowledgment, the County Judge in and for the
County of Delaware aforesaid, elected and sworn, and duly authorized
by law to take the same, and that his signature thereto is genuine.
In Testimony Whereof, I have hereunto set my hand and affixed the seal
of the said Court and County, this 25th day of Sept. 1874.

Smith & White Clerks

Recorded this 7th day of October A.D. 1874. Notified by H.P. Judge, Secy.

Sarah Stone ^{and} Benjamin M. Stone

Conveyance of Real Estate.

Elizabeth F. Perry

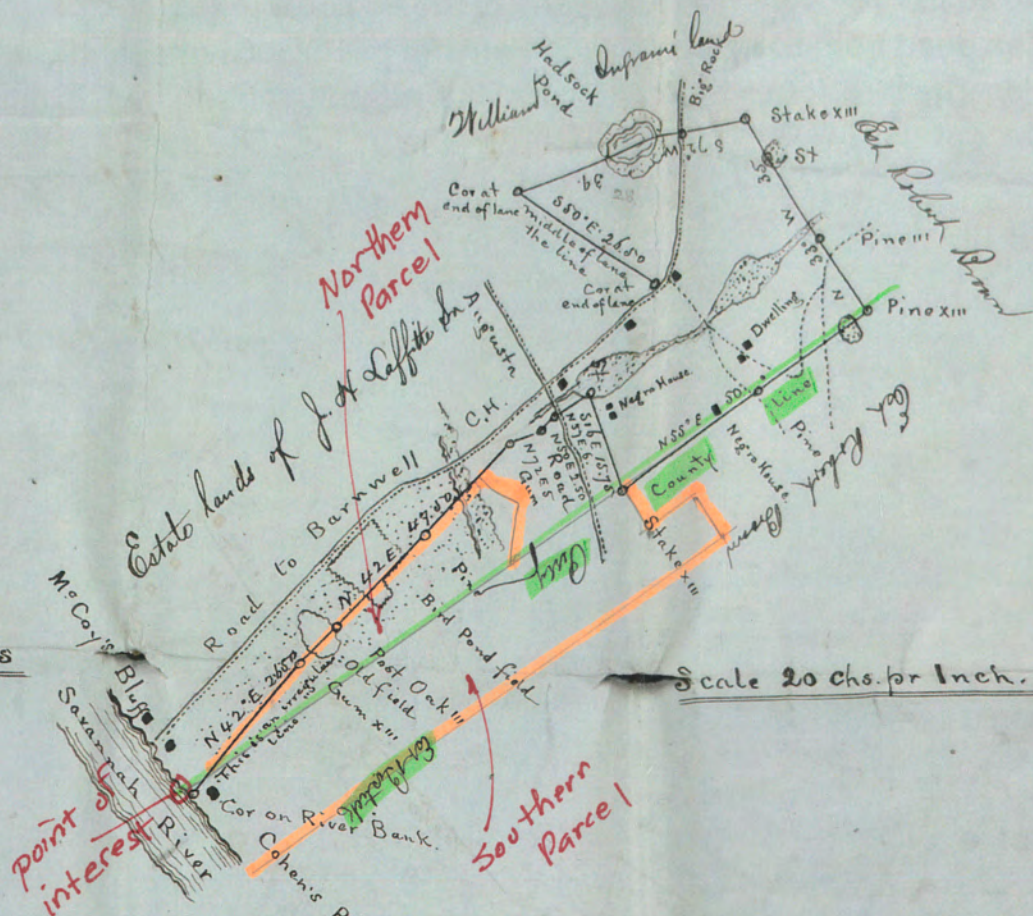
This Indenture made this the 19th day of
January in the year one thousand eight hundred and seventy four, between
Sarah Stone and Benjamin M. Stone of Mathews Bluff, in the County of Beaufort
and State of South Carolina, of the first part, and Elizabeth F. Perry of the same
place, of the second part. Witness: That the said Sarah Stone ^{and} Benjamin
M. Stone, parties of the first part for and in consideration of the sum of six
hundred dollars lawful money of the United States to them in hands paid by
the said Elizabeth F. Perry party, of the second part, at or before the executing
and delivery of these Presents: the receipt whereof is hereby acknowledged, and
the said Elizabeth F. Perry of the second part her heirs, Executors ^{and} administrators
forever released and discharged from the same by these Presents have granted,
largained, sold, released, conveyed and confirmed, and by these Presents do grant,
largain, sell, release convey and confirm unto the said Elizabeth F. Perry party of
the second part, and to her heirs and assigns forever, all that tract or parcel
of land situated and lying in the Counties of Brunswick and Beaufort containing
five or more more or less bounded north and west by lands belonging to John
Bluffe south by lands belonging to the State of South Carolina and east by lands
belonging to the State of John Bluffe together with all and singular the tenements
hereditaments and appurtenances thereto belonging or in anywise appertaining,
and all the Estate, right, title, interest, dower and right of dower, property
possession, claim and demand whatsoever, of the said Sarah Stone ^{and} Benjamin
M. Stone parties of the first part, of, in and to the above granted premises,
and every part and parcel thereof with the appurtenances, to have ^{and} to hold
all and singular the above granted premises, together with the appurtenances,
and every part thereof, unto the said Elizabeth F. Perry, party of the second
part, her heirs and assigns forever. And the said Sarah Stone ^{and} Benjamin
M. Stone parties of the first part for themselves their heirs, Executors ^{and} Adminis-
trators, do covenant promise and agree to and with the said Elizabeth F.
Perry party of the second part, her heirs and assigns, that the said Sarah
Stone and Benjamin M. Stone parties of the first part at the time of the making
and delivery of these Presents, are lawfully seized in their own right, of good
absolute and undisputed estate of inheritance in fee simple, of and in all
and singular the above granted and described premises with the appurtenances
and have good right, full power and lawful authority, to grant, largain, sell
and convey the same in manner aforesaid, and that the said Elizabeth
F. Perry party of the second part her heirs and assigns, shall and may at any
and all times hereafter, peaceably and quietly have, hold, use, occupy, possess

BCPB 8.546

Plat of adjoining land to the northern parcel (1881).

This plat shows a tract of land that was part of the John H. Lafitte lands that adjoin the northern parcel of 66 acres (BACJR Bundle 106, Roll 12, plat of the lands of Mrs. Martha Lafitte dated 1881; see map opposite). The northern and southern parcels have been superimposed. Note that the plat shows the Estate of Bostick and the lands of Perry adjoining the tract shown. Hampton County was created in 1880, and the plat shows the old District Line as the County Line between Barnwell and Hampton Counties. The description of the property is the same as above .

Area 220 Acres



I hereby certify that the above Plat is a correct representation of Two Hundred and Twenty acres of land, being a portion of the Estate lands of the late John H. Laffitte Sr. and is intended to represent the portions of said Estate reserved by deed to Mrs. Martha Laffitte. The portions reserved to her by said Deed is One hundred and Ninety acres, but the above survey contains ~~Six~~ building lots of four acres each, the family graveyard containing one acre and five acres of the McCoy's Bluff lot, making 30 acres, which deducted from 220 acres above leaves 190 acres as per Deed. Surveyed for Mrs. Martha Laffitte, Oct 26th 1881.
J. S. Misson D.S.

Deed from E. F. Perry to J. B. Perry of the 66 acres (1885).

The deed from E. F. Perry to J. B. Perry for the exact same lands as sold to E. F. Perry by the Stones in 1874 (HCDB D3, page 333; opposite). Exact same description.

bargain sold and released and by these presents do grant bargain sell
 and release unto the said J. B. Perry All that lot or parcel of land with
 improvements thereon situated lying and being in the town of New
 South Hampton County S.C. fronting on the Port Royal Railway One hundred
 and five feet running back Near Baptist Church equal with two hundred and
 ten feet bounded by the Port Royal & W. H. Richardson Baptist Church and the street
 leading to said Church known as the Linn lot and corner, also that lot or
 parcel of land situated lying and being in the same town County and State
 formerly on Street running across the lot to the Baptist Church and
 between Academy One hundred and five feet running back equal with the
 One hundred and five feet bounded by said Street Thomas A. Adams M. A. King
 and City known as the Dow Day lot and also All that tract or parcel of land situated
 lying and being in the State of Georgia and in the Counties of Barrow and Hamp-
 ton containing Sixty six acres bounded by the estate of J. H. Tappan and R. R.
 White and the estate of John Roberts known as the place Georgia & Me by deed
 and J. H. Stone in the year 1874. Together with all and singular the rig-
 hts Members hereditaments and appurtenances to the said premises be-
 lying or in anywise incident or appertaining, to have and to hold
 all and singular the premises before mentioned unto the said J. B. Perry
 his heirs and assigns forever And I do hereby bind myself my heirs Executors
 and Administrators to warrant and forever defend all and singular the prem-
 ises unto the said J. B. Perry his heirs and assigns against me and my heirs
 or any other person or persons whomsoever lawfully claiming or to claim the
 same or any part thereof.

Witness my hand and seal this 23 day of September Eighteen and eighty five
 and in the 109 Year of the Independence of the U. S. of America.

In presence of

Louis Schiller

W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

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And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

L. F. Perry, Esq.

South Carolina County of Aiken

Personally appeared W. Spiers who being duly sworn

deposes he saw L. F. Perry sign and deliver the within written deed and

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

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Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

And subscribes to before me this 23rd Sept. 1885. W. Spiers

Do hereby certify that

that he with Louis Schiller witnessed the execution thereof.

J. B. & M. H. Gorman. The State of South Carolina.

To Know all men by these presents, That we

C. E. Gorman, Mary H. Gorman, & J. C. Gorman in the

State of Georgia, in consideration of the sum

of three dollars to us paid by Caroline E. Gorman in the State

of Georgia we have granted, bargained, sold and released and by

presents do grant, bargain, sell and release unto the said C. E. Gorman

all our right title and interest in and to one half of the plantation

known as the Robert Richardson tract of land which was purchased

by us and Caroline E. Gorman from L. F. Perry and after our

Sherriff sold as joint tenants and tenants in common and

containing seventy six acres more or less being Caroline E. Gorman

and portion of the tract purchased and sold to Caroline E. Gorman

and portion of the tract purchased and sold to Caroline E. Gorman

and portion of the tract purchased and sold to Caroline E. Gorman

and portion of the tract purchased and sold to Caroline E. Gorman

and portion of the tract purchased and sold to Caroline E. Gorman

Deed from J. B. Perry to L. S. Pender of sixty-six acres.

This deed is the sale from J. B. Perry to L. S. Pender in 1891 for the exact same tract as sold by the Stones to E. L. Perry in 1874 (HCDB D5, page 98; opposite).

The State of South Carolina.

Form No. 2—TITLE TO REAL ESTATE
When, Even & Current On, Law Stationers, Charleston, S. C.—1888

98

J. B. Perry of Augusta Ga.

KNOW ALL MEN BY THESE PRESENTS, That

in the State of Georgia

Four hundred

in the State aforesaid

granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said L. S. Pender

in consideration of the sum of

(the receipt whereof is hereby acknowledged) have

County of Hampton and partly in the County of Bamwell and

Containing Sixty Six and One half (66 1/2) Acres more or less and

Roberts late of J. H. Laffitte and Estate of John Roberts, Smith and

West by Land of M. T. Gibbons late of the Estate of J. B. Pender and

Land was purchased by L. S. Perry from J. B. Pender and

and deed recorded in Register's Office of Beaufort County Book 710 pages

564, and Conveyed by L. S. Perry to J. B. Perry as can be seen by reference

to Register's Office Hampton County Book 30 pages 332 & 333.

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 L. S. Pender 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 L. S. Pender his Heirs and assigns, against me and my Heirs, and all persons lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal this fourteenth day of January in the year of our Lord one thousand eight hundred and Ninety One and in the one hundred and year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

C. M. Rivers
W. J. Causey

Jas. B. Perry (LS)

State of South Carolina,

Hampton County.

PERSONALLY appeared before me, C. M. Rivers

and made oath that he saw the within named J. B. Perry

sign, seal, and as his do and deed, deliver the within written Deed; and that he with W. J. Causey witnessed the execution thereof.

SWORN to before me, this 14 day of February A. D. 1891

W. J. Causey
Clerk.

State of South Carolina,

Hampton County.

all whom it may concern, that Mrs. Virginia B. Perry wife of the within named J. B. Perry 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 L. S. Pender her, and assigns, all her interest and estate, and also all her right and claim of Dower, of, in, or to all and singular the Premises within mentioned and released.

GIVEN under my Hand and Seal, this 14 day of January Anno Domini 1891

W. J. Causey
Clerk.

Renounced January 16, 1891 W. J. Causey Rels.

Will of L. S. Pender (1925).

L. S. Pender died on May 10, 1925, and in June his will was probated in Allendale County. Allendale County was created in 1920 and encompassed all the tracts under discussion in this study. Pender added numerous lands on the south side of the old District Line to his 66 acres on the north side of the line. Those included the 150 acres of the Southern Parcel sold him by William T. Gibson and L. F. Maner described below on page 49. By the time of his death, the entire tract was determined to be more than 1,000 acres. In his will he gave his lands to his friends W. A. Rouse and W. R. Ginn jointly (ACPO file # 26-3 L. S. Pender; see page 1 of will opposite).

COUNTY OF ALLENDALE.

I, L. S. Pender, of the above State and County, being of sound mind and disposing memory, grateful to God for his many blessings, do make, publish and declare this as and for my last will and testament, hereby revoking all former wills and codicils.

I direct my executors, after my decease, to see that I am fittingly interred in the Beach Branch Cemetery and that they erect a suitable and proper monument to mark my grave.

I direct that all of my just debts be duly paid, after which, that they do pay to the trustees of Beach Branch Church the sum of (\$1500.00), Fifteen Hundred Dollars.

That they do pay to my Sister, Mrs Simmons, (\$500.00) Five Hundred Dollars.

That they do pay to my sister Mrs Jeffcoat, (\$500.00) Five Hundred Dollars.

That they do pay to O. W. Hagood, who has nursed and cared for me the sum of \$2.00 per day from December 1st, 1922, until my decease.

All the rest ~~xxx~~ of my property I give, devise and bequeath unto my friends, W.A. Rouse and W.R. Cinn jointly, and hereby nominate and appoint them executors of this will without bond.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of August 1924., in the presence of these subscribing witnesses.

L. S. Pender (L.S.)

We the undersigned witnesses, at the request of L.S. Pender, in his presence and in the presence of each other have signed our names as witnesses to this will and each of us saw him sign, seal, publish and declare the above instrument as his will.

H. C. Horne

J. R. Bryson

W. A. Rouse

Pender lands sold by Rouse and Ginn to W. I. Johns (1928).

W. A. Rouse and W. R. Ginn sold the entire tract of 1,000 acres in Allendale County to W. I. Johns in 1928 (ACDB Vol. 2 page 618; opposite). Here the description changes because the 66 acres are included in a larger tract. The deed is hard to read due to the handwriting of the clerk. Transcribed it is given as:

All that tract, piece or parcel of land situate lying and being in Wilson and Bull Pond Townships Allendale County, South Carolina and including One Thousand and Eight and 2/10th (1008.2) acres more or less bounded as follows: on the North by lands formerly, C. P. Haskell and lands now or formerly of the estate of Charlotte Roberts and lands of Rouse. The said Rouse lands being separated from the lands herein conveyed by the Public Road from Cohen's Bluff to Beach Branch Church; on the east by lands of the estate of Villard: on the South by lands now or formerly of J. M. Britts, lands of Winthrop, and lands of J. H. Mckinzie, and on the west by the Savannah River; as will be more fully appear & reference to the plats wich [sic.] dates December 16, 1912 and drawn by R. C. Mixen.

Unfortunately, the plat by Mixon was not recorded in either Allendale, Hampton, or Barnwell counties. However, a later plat of the same lands drawn in 1943 clearly indicates that the 66 acres is included in the above description.

W. I. Johns to W. N. Moody 705-acre parcel of the L. S. Pender land (1929).

A year after purchasing the 1008.2-acre tract, Johns divided the western 705 acres from the eastern 303 acres and sold the tract to W. N. Moody (ACDB Vol. 5, page 239; opposite). The western portion included the 66 acres on the northern boundary of the old District Line as previously discussed. The deed describes the lands as:

All that tract, piece or parcel of land situate, lying & being at or near [unknown] Hill , Wilson's Bull Pond Township of Allendale County, South Carolina containing seven hundred five acres, more or less, and bounded as follows: on the North by lands of C. P. Haskell and lands now or formerly of Charlotte Roberts and lands of Rouse, the said Rouse lands being separated from the lands herein conveyed by the Public Road leading from Cohen's Bluff to Beach Branch Church: to the East by lands of Henry Lawton being the three hundred and three (303) acre tract conveyed by the grantee herein to the said Henry Lawton, and lands of J. H. McKenzie on the South by lands of J. H. McKenzie: to the West by Savannah River as will fully appear and referenced to by the plats each dated December 16, 1912 redrawn by R. C. Mixon Surveyor.

The 66-acre parcel forms the northern section of the lands above the old District Line as will be shown on a later plat.

W. N. Moody to C&S National Bank (1931).

Moody financed the 705 acre tract with C & S. Bank and lost it to the bank in 1932 (ACDB Vol. 7, page 4). This was in the middle of the Great Depression when banks foreclosed on many tracts throughout the State of South Carolina and the United States. In this case the bank merely took ownership based on the mortgage terms as is stated on the face of the deed. The description is the same as the previous deed.

IN THESE PRESENTS, That I H. H. Moody
of the State of said
Fair Hollows and other good and valuable
to me in hand paid and before the sealing of these presents by
Bank of Foreign
in the State of said
acknowledged), have Granted, Bargained, Sold and Released and by these presents do Grant, Bargain, Sell and Release unto the said
the Citizens of said Nation of Bank all my
and to the following
near the
the

In the State of Wisconsin, I, the undersigned, have Granted, Bargained, Sold and Released and by these presents do Grant, Bargain, Sell and Release unto the said

Citizens and Southern National

(the receipt whereof is hereby

TO HAVE AND TO HOLD, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said John A. Wilson and
Another National Bank of Successors
 AND 2 do hereby bind Myself and my Heirs and Assigns forever.
 Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Peterson and
Another National Bank of Successors
 Heirs and Assigns, against Myself and my
every person whomsoever lawfully claiming or to claim the same, or any part thereof.
 WITNESS My Hand and Seal this 10th day of April 1890

WITNESS my Hand and Seal this 15 day of January in the year of our Lord one thousand nine hundred thirty one and in the one hundred and fifty fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

[illegible]

THE STATE OF SOUTH CAROLINA,

County of Alameda

PERSONALLY appeared before me

and made oath that he saw the within named

sign, seal, and as hus act and deed deliver the within written deed and that he with James Collins

...witnessed the execution thereof.

SWORN to before me this 15 day of

January A.D. 1932

Received 3/18/01
10 am

W. I. Johns to C&S National Bank (1931).

To clear their title, C&S National Bank had W. I. Johns also deed them the land in a quit claim deed (ACDB Vol. 7, page 5). The description is the same as the previous deeds. As Johns had already sold it to Moody, he is merely quit claiming his interest in the property.

C&S National Bank to G. Lee Rouse (1941).

C&S bank acquired the 303-acre parcel, now identified as 307 acre parcel, from Louis Harley, Master in Equity of Allendale County, in 1931 (ACDB 6 , page 153). They recombined the two tracts in a single parcel and sold them to G. Lee Rouse, a timberman from Allendale County in 1941 (ACDB Vol 13, page 178; opposite). The description matches the previous description for the 700-acre parcel and adds the 307 acres on to the northern side of the lands. The 66-acres is inside the 700-acre parcel as in the previous deeds.

Soon after he acquired the lands, Rouse had two plats recorded in the Allendale County Plat Book. Those are shown on the following pages. The first plat shows the northern parcel as well as the old District Line that forms the southeastern boundary of the parcel (ACPB 1, page 140). The close up of the section near the point of interest in the southwest corner. It also calls out distances and points of reference important to this study. It shows the total acreage as 1009 acres.

The second plat shows only the 220-acre southern and northern parcels combined (ACPB 4, page 38; overleaf page 2). These lands are the subject of this study. The plat shows the approximate location of the old District Line that forms the southeastern boundary of the northern parcel, and the northwestern line of the southern parcel. The southern parcel will be discussed below.

STATE OF GEORGIA

RICHMOND COUNTY

THIS INDENTURE, made this 18th day of December, 1941, by and between THE CITIZENS AND SOUTHERN NATIONAL BANK, a National Banking Corporation, having an office and banking house in the City of Augusta, Georgia, as party of the first part, and G. L. ROUSE, of Allendale South Carolina as party of the second part;

WITNESSETH that said party of the first part, in consideration of the sum of Six thousand Dollars (\$6,000.00) to it in hand paid by the said party of the second part, receipt whereof is now acknowledged, does hereby grant, bargain, sell, release, convey and confirm unto said G. L. ROUSE the party of the second part herein, his heirs and assigns, the following described property, to-wit:

ALL that piece, parcel and tract of land lying, situate and being in the County of Allendale, State of South Carolina, containing one thousand and eight (1008) acres, more or less, and being bounded as follows: on the North by lands of C. P. Haskell, lands of the estate of Charlott of the estate of Charlott Roberts, lands of B. F. and J. R. Rouse and also on the North and Northeast by road to Beach Branch Church; on the east by lands of the estate of R. H. Yelard and Son and on the South by lands of J. H. Bitts, and by lands of the Estate of Robert W. Winthrop and by lands of J. H. McKenzie and on the West by the Savannah River. This tract of land is represented by a plat entitled "Plat of 921 acres of land, Surveyed for L. S. Pender & Co.", surveyed by R. C. Mixson on December 16, 1912, and also by plat entitled "Plat of 87.2 acres of land, Surveyed for L. S. Pender" by R. C. Mixson, Surveyor on December 16, 1912, all of which will more fully appear by reference to said two plats.

The above described tract of land consist of two adjoining tracts of land conveyed to Citizens and Southern National Bank, Augusta, Georgia, the first tract described as containing seven hundred (700) acres, more or less, and was deeded by W. W. Moody to Citizens and Southern National Bank, Augusta, Georgia, by his deed dated January 15, 1931, and recorded in the office of the Clerk of Court for the aforesaid County and State in Book of Deeds 7 D, page 4, on March 18, 1931 (the same 700 acre tract was deeded by W. I. Johns to Citizens and Southern National Bank, Augusta, Georgia, by his deed reformed in the office of the Clerk of Court for the aforesaid County and State on March 18, 1931, in Book of Deeds 7 D, page 5.) The second tract described as containing three hundred and seven (307) acres, more or less was conveyed to Citizens and Southern National Bank, Augusta, Georgia, by Louis Harley, a Master of Allendale County, by his deed recorded in the office of the Clerk of Court for the County and State aforesaid in Book of Deeds 6 D, page 153, on September 7, 1931.

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 G. L. Rouse, his Heirs and Assigns forever.

AND the said The Citizens and Southern National Bank, Augusta, Georgia, does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said G. L. Rouse, his Heirs and Assigns, against itself and its successors lawfully claiming or to claim the same, or any part thereof.

THIS DEED is made pursuant to a general resolution adopted by the Board of Directors of The Citizens and Southern National Bank appearing of record in its Book of Minutes, a copy of which resolution is hereto attached as part of this conveyance. Said resolution is still of full force and effect, and has not been amended or repealed.

IN WITNESS WHEREOF The Citizens and Southern National Bank, has caused these presents to be executed in its name by I. S. Ferguson, its Vice-President, and by Amon McCormack, its Assistant Cashier, and its corporate seal to be hereto affixed, this 18th day of December, in the year of our Lord, one thousand nine hundred and forty-one, and in the one hundred and sixty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
in the presence of:

G. A. Reddie, Jr.

H. C. Patterson

THE CITIZENS AND SOUTHERN NATIONAL BANK, (L.S.)

By: I. S. Ferguson, Vice-President

By: Amon McCormack, Ass't Cashier

STATE OF GEORGIA,

RICHMOND COUNTY

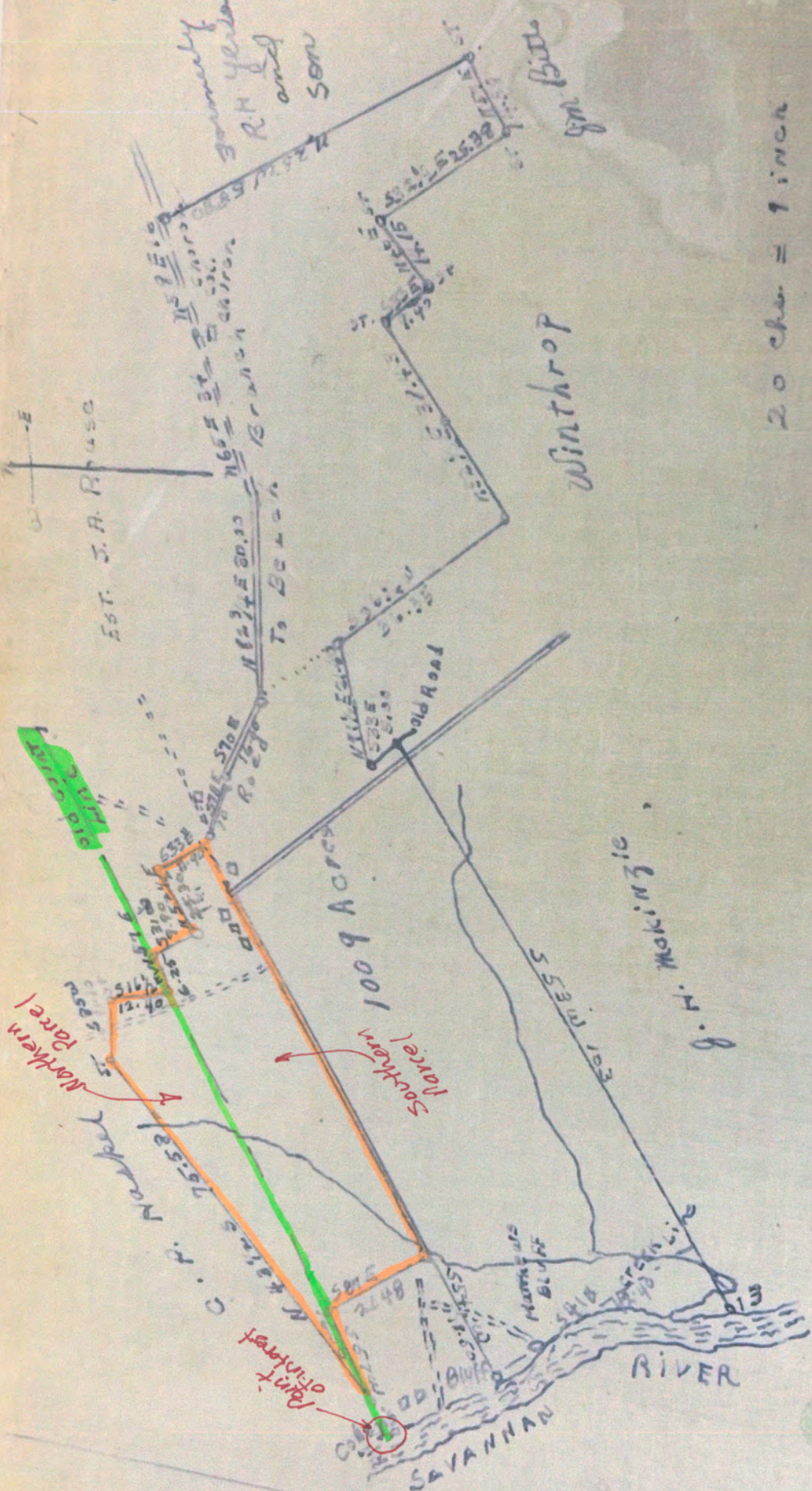
PERSONALLY appeared before me G. A. Reddie, Jr. who being duly sworn says that he saw the within named The Citizens and Southern National Bank, by I. S. Ferguson, its vice-president, and Amon McCormack, its Ass't Cashier, sign the within deed, and the said corporation by said officers seal said deed, and as its act and deed deliver the same, and that he together with H. C. Patterson, witnessed the execution thereof.

Sworn to and subscribed before me,
this 18th day of December, 1941.

G. A. Reddie, Jr.

D. W. Blanchard, Notary Public Richmond Co., Ga.
My commission expires, March, 15, 1943.

146
140



20 ch = 1 inch

Recorded
 Oct. 8, 1943
 Ch. 4:00 P.M.
 Charles Goodrich
 C.C.C.P.

South Carolina
 Allendale County
 Plat
 1009 Acres
 Property of Lee Rouse
 Oct. 7, 1943
 W. H. Hiley
 SORC

[illegible]

G. Lee Rouse to Pender & Gray Club, a partnership (1978).

In September 1978, G. Lee Rouse sold the 220-acre parcel that is the subject of this study to the Pender & Gray Club of Allendale County (ACDB Vol. 57, page 76; opposite). Included is the northern parcel of 66 acres and the southern parcel of 157.1 acres. Rouse had previously sold a small section of 6.6 acres off the land along Cohen's Bluff Road (ACDB Vol. 64 page 109).

State of South Carolina,
COUNTY OF ALLENDALE

TITLE TO REAL ESTATE — FORM 14-B
ALLLENDALE COUNTY DOCUMENTARY

Tax \$104.50
Paid 9/1/78 O&A
OLANTHE L. ASHE



Know All Men By These Presents,

That I, G.L. ROUSE

in the State aforesaid -----for and ----- in consideration of the
sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration
to me paid by PENDER & GRAY CLUB, a partnership
in the State aforesaid, -----County of Allendale----- the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release
unto the said PENDER & GRAY CLUB, its successors and assigns, the following
described property, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being near Cohen's Bluff, County of Allendale, State of South Carolina, containing 223.1 acres, more or less, and having such metes and bounds as is fully shown upon a plat entitled "Pender & Gray Club Property", said plat being dated August 29, 1978, and recorded in the Office of the Clerk of Court for Allendale County in Plat Book 10 at page 144. This property is bounded generally as follows: On the North by Continental Can Group, South Carolina Highway #3, and Elliott; on the West by Continental Can Group; on the East by South Carolina Highway S-3-41, and Groton Land Company; and on the South by Groton Land Company and lands now or formerly of Tuten.

This being a portion of the property conveyed to Grantor by deed of The Citizens and Southern National Bank of Augusta, Georgia, by deed dated December 18, 1942, and recorded in the Office of the Clerk of Court for Allendale County in Deed Book 13, at page 178.

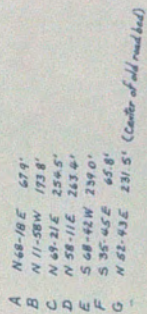
GRANTEE'S ADDRESS:

C/O Lawton Oil Company, Inc.
P.O. Box 458
Estill, SC 29918

Plat of 223.1 acres sold to Pender & Gray Club (1978).

At the time of Rouse's sale to Pender & Gray Club he had a plat produced. It is shown opposite with the old District Line superimposed (ACPB 10, page 144).

The next section looks at the Southern Parcel, originally 200 acres. Reduced to approximately 150 acres when W. T. Gibson divided the parcel into two pieces. The study follows the 50-acre Gibson parcel to current ownership. Then returns to follow the 150-acre tract. The 150-acre tract and the 66-acre Northern Parcel were combined into a 220 acre tract by Rouse as previously described and passed through to the Harper Estate, the current owners of record.



Date
29 August 1978

Scale
1 inch = 330 feet
165' 0' 330' 5
2 1/2 0 Chains

South Carolina
Upstate County
Recorded September 8th
1978 at 10:00 A.M. in
Pam. Ct. No. 10, at
Page 144.
Deaunte H. Cole
Clerk of Court
(Original Here Produced)
All field and office work performed
by Wise H. Batten.

I certify that the nature of precision of the
field survey is 1:5000 as shown above
and that the area was determined by the
DMD method.

See P. Mulay, R.L.S.
(Said Inquest)

Chain of Title to the Southern Parcel with associated plats.

Mortgage of Luther R. Bostick to Bingham Holst & Co. of Savannah (1871).

This mortgage begins the study of the Southern Parcel of 150-acres. It was part of a 200-acre tract owned by Benjamin R. Bostick prior to the Civil War. He called it his Cohen's Bluff Tract. Bostick was a very large landowner (more than 25,000 acres) in what is today, Allendale, Hampton, and Beaufort Counties. He died in 1866, and his lands (at the time all in Beaufort District) remained intact by his heirs for several years.

The reader must remember that all records in Beaufort District were destroyed in 1865. Thus, we do not know how the lands were transferred from Mumford, Elliott, or Moye into Bostick's hands. We suspect that in that chain of title were members of the Cohen family, from which the Bluff derives his name. Regardless, all records begin in May 1865, at the closing of the Civil War.

A son, Luther R. Bostick, became the administrator of his father's lands. These became embroiled in at least one lawsuit: The lawsuit began with Luther R. Bostick placing a mortgage on 8,000 acres of his father's estate (BCDB 5, page 187). The story of the Southern Parcel begins with that mortgage shown opposite. The Cohen's Bluff Tract is not individually named in the mortgage, but "all of the State property and interest whatsoever consisting of Eight Thousand acres of land more or less with the appurtenances situated in the County of Beaufort aforesaid." Since the Cohen's Bluff Tract was in Beaufort District, we assume that it was included in the mortgage. The mortgage is not satisfied.

signed Helen Edmunda }
in presence of George Green } Jackson Green
Ch. Stitches } James D. Hale

Reconfort County. Personally appeared George Luen who
made oath that he was present and saw James D. Hill speak on
Green River pool and as his act and deed deliver the within
instrument purporting another Dependent with A. H. H. co. etc. int.
versed the execution thereof
George Luen

Snow is subscribed before me
 this 21st Day of January 1891

John Cropper Notary Public
Received Jan 23rd 1881 from Wm. & A. R.
Dehn & Son \$100.00

Sutton R Bostick wife

to 3 Mortgages
Bingham Hotel & Co State of North Carolina
Beaufort County

This Indenture made the tenth day of January in the year of our Lord one thousand eight hundred and seventy one between Luther R. Bortick and Mary Bamwell Bortick his wife both of the County of Beaufort State of South Carolina of the first part; and Henry Prigiam Christen Wildest and Charles H. Dunstons as Copartners trading and doing business in the city of Savannah County of Chatham and State of Georgia under the firm name of Prigiam Holst and Company of the second part Witnesseth, That the said parties of the first part as well for the securing to the parties of the second part the faithful payment of the debt which the said parties of the first part justly owe to the parties of the second part in manner here after mentioned, as in consideration of the sum of one dollar to them in hand paid, by the parties of the second part the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, released & confirmed; and by these presents do grant, bargain, sell, alien release and confirm unto the said parties of the second part and to their heirs and assigns forever All the Estate property and interest whatsoever consisting of some Eight thousand acres of land more or less with the appurtenances situated in the County of Beaufort aforesaid, of the said Luther R. Bortick in the Estate and property of Benjamin R. Bortick the father of the said Luther R. late of the County of Beaufort deceased, the entire Estate of the said Benjamin R. consisting of from twenty one to twenty five thousand acres of land more or less situated in the County of Beaufort and State of aforesaid. And the interest, of the said Luther R. therein not being as yet specifically defined by metes and bounds in the division of said General Estate of the said Benjamin R. among his heirs at law and distributees. Reserving however and excepting from the portion of the said Luther R. the homestead of the said parties of the first part to the amount of one thousand dollars in accordance with the Statute of the State of South Carolina now in force.

Sale of the Cohen's Bluff Tract from Sheriff A. M. Ruth to J. M. Bostick (1889).
In 1880, Hampton County was created out of Beaufort County and the Southern Parcel fell into Hampton County, the old District Line being the boundary between the new Hampton County and Barnwell County to the northwest.

The Cohen's Bluff Tract first appears in the existing deeds of Hampton County in a deed dated January 1889. In that deed, Sheriff A. M. Ruth sold the 250-acre Cohen's Bluff Tract to J. M. Bostick (HCDB D4, page 433; opposite). This sale was the culmination of a lawsuit to foreclose instigated by Baldwin H. Pfaff against L. R. Bostick. Along with Bostick's Pipe Creek Plantation, Ruth sold the following tract:

Also Cohen's Bluff Tract on the Savannah River Containing Two Hundred and fifty acres more or less bounded North by Estate of Lafitte East by L. R. Sams South By John Lawton and West by Savannah River that is to say all the right title and interest of the said L. R. Bostick.

No plat is referred to, but the description matches the boundaries of the 200-acre tract long known as Cohen's Bluff Tract in the records and shown in various later plats. The Southern Parcel is contained within the 250 acres sold.

of the County of Hampton - State of Maine - Said Decreeing:
 Whereas Baldwin vs. Off. on or about the day of
 Year 1888. did exhibit his Complaint in the Court of Common Pleas
 in the County of Hampton - and the Cause being at issue before
 the Honorable the Court of Common Pleas, Come on to be heard on the
 day of October 1888. When the said Court after a full hearing
 and mature deliberation in the premises, did order, adjudge
 and decree that the several tracts of Land hereinafter mentioned
 and described, should be sold at public Auction by A. M. Ruth
 Sheriff of Hampton County on the terms and for the purposes mentioned
 in said Decreeal order, as by reference thereto on file in the said
 Court, will appear: And the said A. M. Ruth Sheriff after having
 duly advertised the said Land for sale by public outcry, on the
 7th day of January A.D. 1889, did then, openly and publicly, and
 according to the Custom of Auction, sell and dispose of the said
 Land below described, unto J. M. Boettick for Two hundred
 and thirty three Dollars he being at that price the highest
 bidder for the same. Now Know all Men, That I the said
 A. M. Ruth Sheriff in Consideration of the premises, and also
 in Consideration of the sum of Two hundred and thirty three
 dollars paid me by the said J. M. Boettick the receipt whereof
 is hereby acknowledged, have granted, bargained, sold and
 released, and by these Presents do grant, bargain, sell and re-
 lease unto the said J. M. Boettick his heirs and assigns
 All that plantation or tract of Land known as Pipe Creek, containing
 Twenty five hundred Acres more or less, bounded on the North
 by John Lawton - East by Eliot Henry Solomons South by Joe
 M. Boettick and West by the Saco River. Also a certain
 tract on the Saco River containing Two hundred and
 fifty acres more or less bounded North by Eliot of Lafayette
 East by L. R. Jones South by John Lawton and West by Saco
 River that is to say all the right title and interest of the
 said J. M. Boettick in and to the said two tracts of Land
 which is one Element of the whole property
 Together with all and singular the Rights, Members here
 Entailments and appurtenances whatsoever to the said J. M.
 Boettick belonging, or in any wise appertaining, and the
 reversions and remainders, rents, issues and profits thereof.
 And also all the Estate, right, Title, interest, dower, possession
 property, benefit, claim and demand whatsoever both at
 Law and in equity of the said J. M. Boettick belonging
 or in any wise incident or appertaining, and the reversions
 and remainders, rents, issues and profits thereof.

Sale by W. J. Causey, Clerk of Common Pleas Court to I. L. Tobin (1889).

As a result of the sale of the Cohen's Bluff Tract a lawsuit was instituted against the heirs of Benjamin R. Bostick. The sale to J. M. Bostick seems to have been nullified by the lawsuit and the lands of Benjamin R. Bostick's estate were sold at auction.

The Cohen's Bluff Tract was resold to Isidore L. Tobin by W. J. Causey, the Clerk of Common Pleas Court of Hampton County. The land is described as:

All that tract of land Containing Two hundred Acres More or less in the County and State aforesaid bounded on the North by lands of John Lawton and Lafitte lands South by Mathews Bluff Road and lands of Lewis R. Sams East by the Estate of Robert Brown and Lafitte West by the Savannah River. The "Cohen's Bluff Landing" Constitutes a part of the said tract.

The specific boundings are correct as to the neighboring tracts though the directions are slightly different than the earlier deed from Ruth. Also, note that there is a difference in the acreages, though that is not unusual. The Southern Parcel is contained within these 200 acres. No plat is referenced. However, the northwest boundary of the land is the old District Line as will be shown by subsequent plats.

The State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, That

I, Sidney L. Tobinin the State of South Carolina, County of Barnwelldo hereby certify that the within named William J. Gibson (the receipt whereof is hereby acknowledged) havein the State of South Carolina, County of Barnwell granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said William J. Gibson

All that Certain tract of land in the County of Hampton State of South Carolina containing Two hundred Acres more or less including the property known as Coke's Bluff and bounded on the North by land of John Canton and Lafayette land South by Mathews Bluff Road, and lands of Lewis R. Sauer East by land of the Estate of Robt Brown and Lafayette West by the Savannah River.

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 W. J. Gibson his 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 W. J. Gibson his Heirs and assigns, against me and my Heirs, and all persons lawfully claiming or to claim the same, or any part thereof.

WITNESS my Hand and Seal this fourteenth day of January in the year of our Lord one thousand eight hundred and ninety and in the one hundred and ninety year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

J. D. Griffin
C. F. Hughes

State of South Carolina, } PERSONALLY appeared before me, S. F. Hughes
Barnwell COUNTY. } and made oath that he saw the within named Sidney L. Tobin
sign, seal, and as his Act and Deed, deliver the within written Deed; and that he with J. D. Griffin witnessed the execution thereof.

SWORN to before me, this 14 day of January A. D. 1890

[SEAL] Larry Wilson
Not Pub. S.C.

S. F. Hughes

State of South Carolina, } Larry Wilson Not Pub. S.C. } do hereby certify unto
Barnwell COUNTY. } all whom it may concern, that Mrs. Annell Tobin wife
of the within named Sidney L. Tobin 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 whomsoever, renounce, release, and forever relinquish unto the within named W. J. Gibson his heirs, and assigns, all her interest and estate, and also all her right and claim of Dower, of, in, or to all and singular the Premises within mentioned and released.

GIVEN under my Hand and Seal, this 14 day of January Anno Domini 1890
[SEAL] Larry Wilson Not Pub. S.C. Annell L. Tobin (S)
Received Dec 9th 1890 McCanney Ruler

H CDB D51170

Deed from William T. Gibson and W. F. Maner, Jr of 150 acres of the parcel to L. S. Pender and W. J. Gray as copartners in L. S. Pender of Hampton County (1894).

In 1894, Gibson and Maner sold 150 acres of their tract to L. S. Pender and William J. Gray acting as L. S. Pender of Hampton County (HCDB D7, page 131). The land is the eastern 3/4 of the 200 acres and is defined at the time of the sale as:

All that part and parcel and tract of land an premises situate lying and being in Hampton County, South Carolina containing One Hundred and Fifty acres (150) more or less and bounded as follows: on the North by lands of John Lawton and Estate of Lafitte South by Matthew's Bluff Road and Lands of the Estate of L. R. Sams East by lands of the Estate of Robert Brown and Est. of Lafitte and west by a line to be determined by a survey to be made by the parties----the said tract is a part of an original tract of Two Hundred acres more or less conveyed to the said W. T. Gibson manager by I. L. Tobin by deed dated 14th January 1890 and recorded in the Office of the R. M. C. of Hampton County South Carolina in Volume D5 page 78. It is understood and agreed by and between the parties that the said one hundred and fifty acres shall be determined by a survey to be presently made and that the western part of said original tract of two hundred and including the landing on the Savannah River known as Cohen's Bluff shall be retained by the said Grantees.

The description is self-explanatory; however, no survey was recorded at the time of the deed. No survey of the tract will be recorded until 1943. The deed separates the fifty acres along the river that follows ownership by W. T. Gibson and his heirs until 1983.

I will follow the 50-acre Gibson parcel to the Gray & Pender Club in 1978 and then return to the 150-acres sold to L. S. Pender.

and publicly, and according to the Custom of Auction, sell
and dispose of the said premises below described, unto
Gideon S. Tobin for Eleven hundred and Sixty Dollars
he being at that price the highest bidder for the same.
Now know all men, that I the said H. J. Canney Clerk
in Consideration of the premises, and also in Consider-
ation of the Sum of Eleven hundred & Sixty Dollars paid
me by the said Gideon S. Tobin the receipt whereof is
hereby acknowledged, have granted bargain sold and
released, and by these Presents do grant bargain sell
and release unto the said Gideon S. Tobin his heirs
and Assigns. All that tract of Land Containing Two
Hundred Acres More or less in the County and State
of said bounded on the North by lands of John
Lawton and the Laffitts land South by Matthews
Bluff Road and lands of Lewis R. Jones East by
lands of the Estate of Robert Brown and Laffitts tract
by Savannah River the "Cohens Bluff Landing"
constitutes a part of the said tract.
Together with all and singular the Rights, Members
Hereditaments and Appurtenances whatsoever to
the said premises belonging or in anywise apper-
taining, and the revisions and remainders, rents, issues
and profits thereof, and also all the Estate, right, title
interest, dower, possession, property, benefits, Claims
and demands whatsoever both at law and equity, of the
said Plaintiff and of all the parties to the said
Suit, and of all other persons rightfully claiming
or to Claim or to Claim the same, or any part thereof,
by, from or under them, or either of them. To have
and to hold the said premises with its hereditaments
privileges and appurtenances unto the said Gideon S. Tobin
his heirs and Assigns forever.
In witness whereof I the said H. J. Canney Clerk under and
by virtue of the said Decree, have hereunto set my hand and
Seal at Hampton CH this 22nd day of December 1889, and in the
114 Year of American Independence H. J. Canney ES
Liquid Sealed and delivered
in the presence of
H. P. Hilliers }
R. E. Canney } South Carolina Hampton County.
R. E. Canney and Made Oath that he saw the within named
H. J. Canney Clerk Sign Seal and do his act and deed

Isidore L. Tobin to William T. Gibson as manager of the Steamship Ethel (1890).
In January 1890, Tobin sold the entire property to William T. Gibson, a steamboat owner. Gibson jointly owned the boat with W. F. Maner, Jr. as well be shown on subsequent deeds. No plat is referenced, and the description is the same as above.

ACDB D7 131

The State of South Carolina.

KNOW ALL MEN BY THESE PRESENTS, That

Mr. W. T. Gibson, Manager of the Charleston and Savannah Railway, and Mr. H. Mann, Jr., Postmaster of the Charleston Post Office, in consideration of the sum of
Two hundred and fifty (\$250) Dollars, to them in hand paid by L. S. Pender, 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 L. S. Pender, his

Heirs and assigns, 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 L. S. Pender, his Heirs and assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators, to warrant and forever defend
all and singular the said Premises unto the said L. S. Pender, his Heirs, and all other persons whomsoever
lawfully claiming or to claim the same, or any part thereof.

WITNESS our Hand and Seal this *fifteenth* day of *January*
one thousand eight hundred and twenty-four in the year of our Lord
and eighteenth and in the one hundred
year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

J. D. Heyward
H. C. Corish

W. T. Gibson, Manager of the
W. H. Mann, Jr., Postmaster of the

State of South Carolina,

Charleston COUNTY, } *PERSONALLY* appeared before me, *H. C. Corish*
one of the Justices of the Peace for said County, and and made oath that *he* saw the within named *W. T. Gibson, Manager of the*
sign, seal, and as *their* Act and Deed, deliver the within written Deed; and that *he* with *J. D. Heyward*
witnessed the execution thereof.

SWORN to before me, this *15th* day of *January*
J. D. Heyward, a Commissioner of Deeds for S. C. in Ga. A. D. 189*4*

H. C. Corish

State of South Carolina,

Charleston COUNTY, } *I, J. D. Heyward, a Commissioner of Deeds for S. C. in Ga., do hereby certify unto*
all whom it may concern, that Mrs. L. S. Pender all of the within named *(W. T. Gibson)* wife
separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person
or persons whomsoever, renounce, release, and forever relinquish unto the within named L. S. Pender, his Heirs, and assigns, all her interest and estate, and also all her right and claim
of Dower, of, in, or to, all and singular the Premises within mentioned and released.

GIVEN under my Hand and Seal, this *15th* day of *January*
J. D. Heyward, A. Comm. Anno Domini 189*4*
of Deeds for South Carolina in Ga.

L. S. Pender
Witnessed March 21, 1894.
H. C. Corish, J. P.

Deed from William T. Gibson to Daisy Gibson for 50 acres (1911).

In August 1911, Gibson transferred his one half interest in the 50 acres on the west side of the 200-acre tract he purchased from Tobin in 1890 to his wife Daisy (HCDB D17, page 368). The description is given as:

All one half interest in tract of land known as the Cohen Bluff Hampton County, S. C. containing fifty acres more or less and improvements, on Savannah river, bounded on the north by lands of John Lawton and the Lafitte lands on south Matthew's Bluff Road and lands of Lewis R. Salms [sic. Sams] Est. East by lands of Est. of Robert Brown and Lafitte, west by Savannah River Cohen's Bluff Landing a part of said tract.

This tract is not part of our immediate subject tract, that is the Northern and Southern Parcels of a 223-acre tract divided by the old District Line. However, it is a crucial piece in determining the point of interest on Matthew's Bluff for the original line intersection with the Savannah River. Thus, we will discuss its chain of title and plats from Daisy Gibson until acquired by the estate of Andrew Harper, the current owner of record.

W.T. Gibson to Daisy B. Gibson.

State of Georgia, Chatham County.

WARRANTY DEED:

This indenture made this the sixteenth day of August in the year one thousand nine hundred and eleven between W.T. Gibson of the State of Georgia and County of Chatham of the first part and Daisy B. Gibson of the State of Georgia and County of Chatham of the second part witnesseth that the said W.T. Gibson of the first part for and in consideration of the sum of one dollar to me in hand paid by the said Daisy B. Gibson of the second part at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged has granted bargained sold and conveyed and by these presents do grant bargain sell and convey unto the said Daisy B. Gibson — the second part and to her heirs and assigns forever, all one half interest in tract of land known as the Cohen Bluff River bounded on the north by lands of John Lawton and the Leffitt to lands on south Mathews Bluff Road and south by land of Lewis R. Selas East by lands of Est. Rebt Brown and Laffitte, west by Savannah river Cohen Bluff Landing, constitute a part of said tract.

To have and to hold the above tract and landing together with all and singular the rights members and appurtenances thereto in anywise appertaining or belonging, to the only proper use benefit and behoof of the said Daisy B. Gibson of the second part her heirs and assigns forever.

And the said Wm. T. Gibson of the first part will and his executors and administrators shall the aforesaid premises unto the said Daisy B. Gibson of the second part her heirs executors administrators and assigns, forever warrant and defend by virtue of these presents.

In witness whereof the said Wm. T. Gibson of the first part has hereunto set his hand and seal the day and year above written.

Signed sealed and delivered in the presence of.

R. C. Petzer Jr.

R by McIntyre Hegan

Wm. T. Gibson (L.S.)

State of Georgia,
County of Chatham.

Personally appeared before me R.C. Petzer Jr one of the subscribing witnesses who on oath says that he was present and saw the within named Wm. T. Gibson sign seal and as his act and deed deliver the within warranty deed and that he with Ruby McIntyre Hegan witnessed the execution thereof.

Sworn to before me this the 16th day of Oct. 1911

R.J. Taylor C.C. Ga. Notary Public

(SEAL)

R.C. Petzer, Jr.

Recorded this the 18th day of October 1911.

C.C. C.P. & G.S.

C.H. and C.W. Cummings to T.E. Ulmer.

The State of South Carolina,

Know all men by these presents that, We, C.H. Cummings and C.W. Cummings in the State aforesaid for and in consideration of the sum of Seven hundred and no/100 dollars to us in hand paid at and before the sealing and delivery of these presents 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 T.E. Ulmer, all that certain piece parcel or tract of land situate lying and being in the County of Hampton and the State of South Carolina, at McNeils Station, in Peoples Township, containing four and five sevenths (4-5/7) acres and bounded as follows: to wit: On the northeast by the Charleston and Western Carolina Railway, on the southeast, southwest and northwest by lands of T.E. Ulmer.

2. Also all that certain piece parcel or lot of land situate lying and being at McNeils Station County and State aforesaid containing threefourths (3/4) of an acre and bounded as follows, to wit: On the northeast by the Charleston and Western Carolina Railway, on the southeast by lots belonging to the grantors and which are included in this conveyance, herein after described, on the southwest by lands of Mrs. Nettles, and on the northwest by lands of Teney etc.

3. Also all that certain piece parcel or tract of land situate lying and being at McNeils Station in the County and State aforesaid containing one fourth of an acre (1/4) and bounded as follows, to wit: on the northeast by the Charleston and Western Carolina Railway on the southeast by lot number four six, as shown on plat made by Roger Pinckney hereinafter conveyed by grantors to T.E. Ulmer, on the southwest by lot number four as described on the above mentioned plat and hereinafter conveyed to T.E. Ulmer by the grantors and on the northwest by the lot described above, conveyance number 2.

4. Also all that certain piece parcel or lot of land situate lying and being at McNeils Station in the County and State aforesaid containing thirteen thousand twenty square feet and bounded on the northeast by the Charleston and Western Carolina Railway, on the southeast by lot number two as named on the above mentioned plat, and hereinafter conveyed to T.E. Ulmer on the southwest by lot number four as named on the above mentioned plat and on the northwest by lot number seven above described.

5. Also all that certain piece parcel or lot of land situate lying and being at McNeils Station in the County and State aforesaid, containing sixty four thousand four hundred square feet and bounded on the northeast by the Charleston and Western Carolina Railway, on the southeast by lots numbers one and three as named on the above mentioned plat, on the southwest by lands now or formerly owned by L.A. Tuten on the northwest by lots four and six as named on the above named plat.

6. Also all that certain piece parcel or lot of land situate lying and being in the County of Hampton and the State of South Carolina, containing thirteen thousand one hundred and no/100 dollars to us in hand paid at and before the sealing and delivery of these presents 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 T.E. Ulmer, all that certain piece parcel or tract of land situate lying and being in the County of Hampton and the State of South Carolina, at McNeils Station, in Peoples Township, containing four and five sevenths (4-5/7) acres and bounded as follows: to wit: On the northeast by the Charleston and Western Carolina Railway, on the southeast, southwest and northwest by lands of T.E. Ulmer.

Deed from Daisy Gibson to Sallie L. Glover and Carrie M. Tuten (1920).

In 1919, the South Carolina Legislature created Allendale County out of parts of Hampton and Barnwell Counties. The county line was moved southeast of the project tracts putting them in Allendale County and nullifying a portion of the old District Line as a county line.

Prior to January 1920, Daisy Gibson acquired the Manor's interest in the fifty acres (HCDB 23, page 170). This gave her complete ownership in the land. In January 1920, she transferred the tract to Sallie L. Glover and Carrie M. Tuten (ACDB Vol. 1, page 58). These were likely her daughters. The description is slightly different and recorded as:

That certain tract or parcel of land situated lying and being in the County of Allendale, State of South Carolina taking in Cohen's Bluff, lying on the Savannah River and containing, fifty acres more or less , together with the improvements thereon, bounded North and East by lands of L. S. Pender, South and West by Savannah River.

There is no plat referenced in the deed and no plat existing until 1972. A portion of the old District Line follows the northwest boundary of the fifty acres as the 1972 plat shows. That plat follows.

ACDB D1:58

KNOW ALL MEN BY THESE PRESENTS, That Q. Daisy B. Eaton
in the State aforesaid for and in consideration of the sum of one hundred (\$100.00) Dollars
to me in hand paid at and before the sealing of these presents by Julia L. Starr and Carrie M. Puley
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

Julia L. Starr and Carrie M. Puley, their heirs and assigns,
"We this entire tract or parcel of land, situate, lying and being in the County of Alfa State of North Carolina, taking as corners Bluff lying on the western shore, and containing fifty, 50 or a little more a less, together with all improvements thereon, fronting North and East by lands of J. J. Pender, South West by the same River.

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 said premises together with the said Julia L. Starr and Carrie M. Puley, their Heirs and Assigns forever.
AND do hereby bind myself and my
Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Julia L. Starr and Carrie M. Puley Heirs
Heirs and Assigns, against myself and my Heirs
and all other persons lawfully claiming or to claim the same, or any part thereof.
WITNESS my Hand and Seal this 17 day of January in the year of our Lord one thousand nine hundred four and in the one hundred and four year of the Sovereignty and Independence of the United States of America.
Signed, Sealed and Delivered in the Presence of
L. O. Smith
May - Weir
Miss Daisy B. Eaton

Tragedy
THE STATE OF SOUTH CAROLINA
COUNTY OF Chatham }
PERSONALLY appeared before me L. O. Smith
and made oath that he saw the within named Miss Daisy B. Eaton with
sign, seal and as she act and deed deliver the within written deed and that he witnessed the execution thereof.
SWORN to before me this 17 day of January }
Geo. W. Richter L. O. Smith
Notary Public Receivd

Plat of the lands of Carrie M. Tuten and Sallie L. Glover estate (1972).

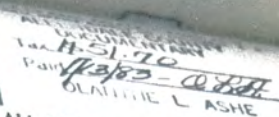
Tuten and Glover kept the lands for many years and in 1972 they had them surveyed (ACPB 12, page 152). The survey revealed that the northwestern line was the old District Line, and that the original 10-acres owned by John Lawton and frequently referred to in the records formed part of the northwest boundary. It also gave a number of points relevant to determining the point of interest where the District Line intersected the Savannah River. Finally, the 50 acres was reduced to 47 acres when the South Carolina Department of Transportation [SCDOT] highway easement for the old Cohen's Bluff Roadway (now SC Highway S-3-41) was removed from the tract.

This parcel and the plat was partly covered in the study in Section I. The plat shows part of the lines of the Northern and Southern parcels as well as the portion along Cohen's Bluff given to Allendale County in 1963.

Sale from the heirs of Glover and Tuten to Hanna and Hanna (1983).

In January 1983, the heirs of Glover and Tuten, Mary Brooks T. Rhodes, Lenora T. Powell, and Elizabeth T. Coakley sold the 47 acres along the Savannah River they inherited from Glover and Tuten to Joseph Harrison Hanna, Sr. and Joseph Harrison Hanna, Jr. (ACDB 66, page 391; opposite). The Tract of land references only the plat shown above and states that it is the same tract conveyed to Glover and Tuten by Daisy Gibson in 1920. It also references the wills of Sallie L. Glover and Carrie M. Tuten.

The State of South Carolina,
COUNTY OF ALLENDALE



KNOW ALL MEN BY THESE PRESENTS, THAT

WE, MARY BROOKS T. RHODES, LEONORA T. POWELL, and
ELIZABETH T. COAKLEY,



in the State aforesaid, for and in consideration of the sum of FORTY-SEVEN THOUSAND AND
NO/100 ----- Dollars,
(\$ 47,000.00--) to US in hand paid at and before the sealing of these presents by

JOSEPH HARRISON HANNA, SR.
JOSEPH HARRISON HANNA, JR.
c/o HANNA & HANNA
FAIRFAX, SOUTH CAROLINA 29827

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 said JOSEPH HARRISON HANNA, SR. AND
JOSEPH HARRISON HANNA, JR., THEIR HEIRS AND ASSIGNS, THE FOLLOWING
DESCRIBED PROPERTY, TO-WIT:

All that certain piece, parcel or tract of land, situate, lying and
being on the Savannah River in Allendale County, South Carolina and
being shown and delineated as forty-seven (47) acres, more or less,
on a plat of property of Carrie M. Tuten and Sallie L. Glover, Est.
surveyed by Joe P. Miley, Reg. C.E., L.S., dated June 15, 1972 and re-
corded in Plat Book 12 at Page 152 in the Office of the Clerk of Court
for Allendale County. For a more detailed description as to metes
and bounds, reference is craved to that certain plat of record, which is
incorporated by reference and made a part of this description.

Being the same property conveyed to Sallie L. Glover and Carrie M.
Tuten by Deed of Daisy B. Gibson, dated January 17, 1920 and recorded
January 24, 1920 in Deed Book 2 at Page 58 in the Office of the
Clerk of Court for Allendale County. Sallie L. Glover devised her one-
half (1/2) undivided interest in said property to Mary Brooks T.
Rhodes by her Last Will and Testament which is filed in Bundle 90 at
Package 21 in the Office of the Probate Judge for Allendale County.
Carrie M. Tuten devised her one-half (1/2) undivided interest in
said property to Mary Brooks T. Rhodes, Leonora T. Powell, and Elizabeth
T. Coakley by her Last Will and Testament which is filed in Bundle 108
at Package 11 in the Office of the Probate Judge for Allendale County.

Hannas to Hannas, then to Stiles Harper, then to Andrew Harper 47 acres (2005).

The Hannas kept the 47-acre tract until 2005 when they transferred it to Martha and Sara Hanna (ACDB 174, page 283). Martha and Sara Hanna sold the tract to Siles M. Harper, Jr. that same year (ACDB 175, page 113). Stiles M. Harper transferred it to Andrew Harper in September of 2005 (ACDB 177, page 32). That deed is shown opposite. All descriptions refer to the plat shown above. The tract remains in Andrew Harper's Estate and is shown in the deed at the end of this study.

ALLENDALE COUNTY
DOCUMENTARY

Tax 6462.50

Paid 9-8-05

2005 SEP -8 PM 6:49

MARY JEAN CARLSON

PMO

ALLENDALE COUNTY, S.C.

Document 2005-755
STATE OF SOUTH CAROLINA)
COUNTY OF ALLENDALE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, STILES M. HARPER, JR. in the State aforesaid for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and the conveyance of real property valued at One Hundred Twenty-five Thousand and no/100 (\$125,000.00) Dollars located in Hampton County, South Carolina to me paid by ANDREW B. HARPER in the State aforesaid, County of Allendale, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said ANDREW B. HARPER, his heirs and assigns, the following described property, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being on the Savannah River in Allendale County, South Carolina and being shown and delineated as forty-seven (47) acres, more or less, on a plat of property of Carrie M. Tuten and Sallie L. Glover Est. surveyed by Joe P. Miley, Reg. C.E., L.S., dated June 15, 1972 and recorded in Plat Book 12 at page 152 in the office of the Clerk of Court for Allendale County. For a more detailed description as to metes and bounds, reference is craved to that certain plat or record, which is incorporated by reference and made a part of this description.

DERIVATION: This being the same property conveyed to Stiles M. Harper, Jr. by deed of Martha T. Hanna and Sara P. Hanna dated June 14, 2005 and recorded June 15, 2005 in Deed Book 175 at page 113 in the Office of the Clerk of Court for Allendale County.

GRANTEE'S ADDRESS: Andrew B. Harper
P. O. Box 98
Estill, SC 29918

DEED PREPARED, TITLE NOT EXAMINED
SOLOMONS & LAWTON, P. O. BOX 969, ESTILL, SC 29918

Pender & Gray Club to Winston A. Lawton et al. 223 acres (2004).

Now I briefly return to the 150-acre parcel sold by William T. Gibson to L. S. Pender in 1894 on page 49. This was retained as part of L. S. Pender's estate in 1925. It was passed along as a 157.1-acre parcel of Pender's 700-acre tract (see pages 37-42). Later, it was combined with the Northern Parcel and passed to Pender & Gray Club in 1978 as the southern portion of a 223.1-acre parcel (see pages 43-44).

In 2004, the Pender & Gray Club sold the 223.1 acre tract conveyed to them in 1983 by G. Lee Rouse to Winston A. Lawton, Jr., Walton Albert Crosby, Wise H. Batten, and Vivienne B. Richardson in June 2004 (ACDB 166, page 176; opposite). The land sold included the Northern and Southern parcels in the Section II study, less the Gibson 47-acres.

Tax Exempt

Paid 5-19-04

MARY JEAN CARLSON

FILED
2004 MAY 19 PM 3:37
ALLENDALE COUNTY S.C.

Document 2004-441
STATE OF SOUTH CAROLINA)
COUNTY OF ALLENDALE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PENDER & GRAY CLUB, A PARTNERSHIP in the State aforesaid for and in consideration of the sum of Five and no/100 (\$5.00) Dollars and Distribution of Partnership Assets to it paid by WINSTON A. LAWTON, JR., WALTON ALBERT CROSBY, WISE H. BATTEN, and VIVIENNE B. RICHARDSON in the State aforesaid, County of Allendale the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said WINSTON A. LAWTON, JR., an undivided forty (40%) interest, WALTON ALBERT CROSBY, an undivided twenty (20%) percent interest, WISE H. BATTEN, an undivided twenty (20%) percent interest and VIVIENNE B. RICHARDSON, an undivided twenty (20%) percent interest, their heirs and assigns the following described property, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being near Cohen's Bluff, County of Allendale, State of South Carolina, containing 223.1 acres, more or less, and having such metes and bounds as are fully shown upon a plat entitled "Pender & Gray Club Property", said plat being dated August 29, 1978, and recorded in the office of the Clerk of Court for Allendale County in Plat Book 10 at page 144. This property is bounded generally as follows: On the North by Continental Can Group, South Carolina Highway #3, and Elliott; on the West by Continental Can Group; on the East by South Carolina Highway S-3-41, and Groton Land Company; and on the South by Groton Land Company and lands now or formerly of Tuten.

LESS AND EXCEPTING, all that certain piece, parcel or tract of land located on the Western side of Highway 3, Allendale County, South Carolina, near Cohen's Bluff Crossroads, containing 7.2 acres, more or less and generally bounded as follows, to-wit: on the North by lands now or formerly of Continental Can Corporation; on the East by right of way of South Carolina Highway #3; on the South and West by other lands of the Grantee herein.

DERIVATION: This being a portion of the property conveyed to Pender & Gray Club, a Partnership by deed of G. L. Rouse recorded in the office of the Clerk of

Lawton et al. sold the 223.1 acres to Andrew Harper (2004).

At the same time, the four bought the 223.1 acres near Cohen's Bluff from the Pender & Gray Club they sold their interest to Andrew Harper (ACDB 166, page 180; opposite). The deed references the same plat as drawn in 1978. The plat is overleaf with the Old District Line superimposed.

ALLENDALE COUNTY
DOCUMENTARY
Tax \$ 4440.00
Paid 5-19-04
MARY JEAN CARLSON

2004 MAR 19 PM 3:21
FBI FOR

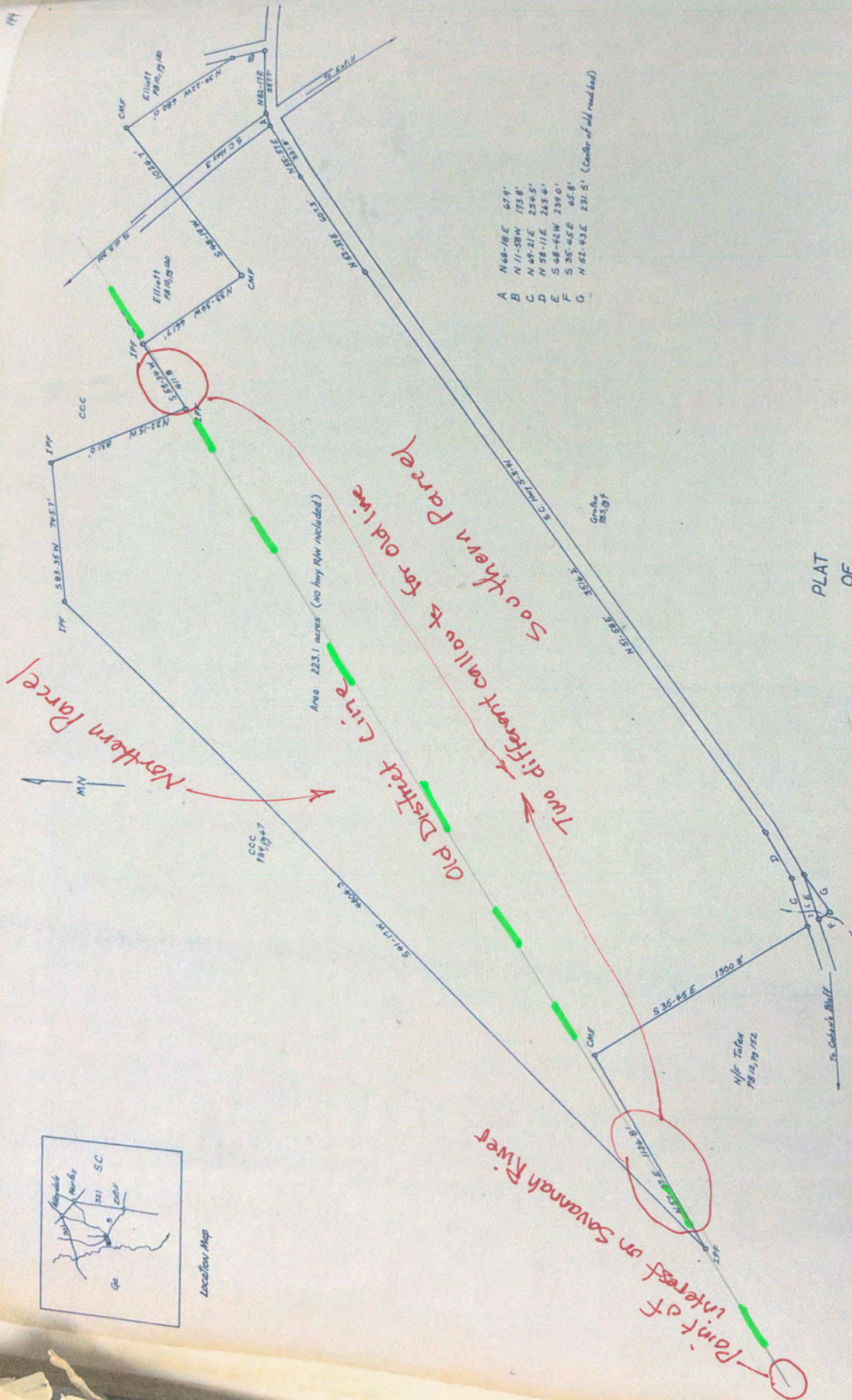
Document 2004-442
STATE OF SOUTH CAROLINA)
COUNTY OF ALLENDALE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that WINSTON A. LAWTON, JR., WALTON ALBERT CROSBY, WISE H. BATTEN, and VIVIENNE B. RICHARDSON in the State aforesaid for and in consideration of the sum of Four Hundred Eighty Thousand and no/100 (\$480,000.00) Dollars paid to MARK G. COOPER, QUALIFIED INTERMEDIARY FOR WINSTON A. LAWTON, JR., Two Hundred Forty Thousand and no/100 (\$240,000.00) Dollars, paid to MARK G. COOPER, QUALIFIED INTERMEDIARY FOR WALTON ALBERT CROSBY, Two Hundred Forty Thousand and no/100 (\$240,000.00) Dollars paid to MARK G. COOPER, QUALIFIED INTERMEDIARY FOR WISE H. BATTEN and Two Hundred Forty Thousand and no/100 (\$240,000.00) Dollars paid to VIVIENNE B. RICHARDSON paid by ANDREW B. HARPER in the State aforesaid, County of Allendale the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said ANDREW B. HARPER, his heirs and assigns, all our right, title and undivided interest in the following described property, to-wit:

All that certain piece, parcel or tract of land, situate, lying and being near Cohen's Bluff, County of Allendale, State of South Carolina, containing 223.1 acres, more or less, and having such metes and bounds as are fully shown upon a plat entitled "Pender & Gray Club Property", said plat being dated August 29, 1978, and recorded in the office of the Clerk of Court for Allendale County in Plat Book 10 at page 144. This property is bounded generally as follows: On the North by Continental Can Group, South Carolina Highway #3, and Elliott; on the West by Continental Can Group; on the East by South Carolina Highway S-3-41, and Groton Land Company; and on the South by Groton Land Company and lands now or formerly of Tuten.

LESS AND EXCEPTING, all that certain piece, parcel or tract of land located on the Western side of Highway 3, Allendale County, South Carolina, near Cohen's Bluff Crossroads, containing 7.2 acres, more or less and generally bounded as follows, to-



PLAT OF
PENDER & GRAY CLUB PROPERTY

Located near
Cohen's Bluff, Allendale County, South Carolina

Scale
1 inch = 330 feet
1/2" 0' 330'
2 1/2" 0' 5
Chains

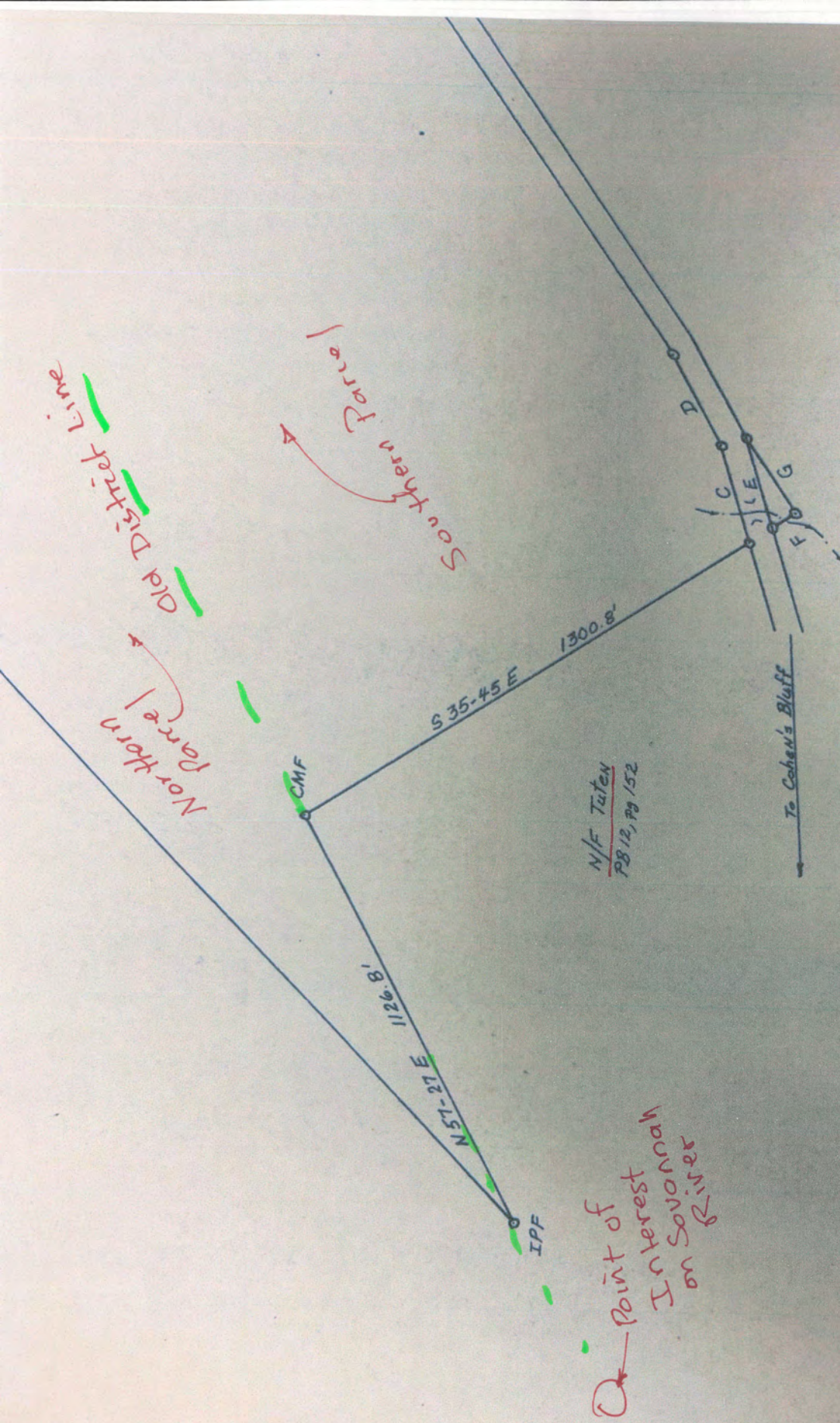
Date
29 August 1978

*South Carolina
Allendale County
Recorded September 8th
1978 at 10:00 A.M. in
Deed Bk. No. 10, at
Page 144.
County of Allendale
Blended by Court
(Original, Bear Produced)*

All field and office work performed
by Wise H. Batten

I certify that the ratio of precision of this
field survey is 1:5000 as shown above
and that the area was determined by the
1:1000 method

*Joe P. Miley, RLS
(Seal Required)*



PEND

Cohen's Bluff,

1 inch
 165' 0"
 2 1/2 0"

Lands in the Estate of Andrew B. Harper transferred to trustees (2018).

Andrew B. Harper died in August 2017 and his estate lands were placed in the hands of two trustees, Virginia Lawton Harper Breen and Stiles M. Harper, III, Co-Trustees of the Andrew B. Harper Revocable Trust, established in 2007 (ACDB 276, page 6). The adjoining pages show the deed front page and the two pages reflecting the 223.1-acre tract that contains the Northern and Southern Parcels in this study. The deed also contains the 47-acre Gibson-Glover-Tuten tract along the river.



2018-358 DATE: 06/22/2018
 DEED Book: 276 Page: 9 - 16
 Filed for Record in ALLENDALE COUNTY ROD,
 Deed of Distribution

STATE OF SOUTH CAROLINA)

COUNTY OF ALLENDALE)

IN THE MATTER OF:
 ANDREW B. HARPER
 (Decedent)

IN THE PROBATE COURT

DEED OF DISTRIBUTION
 (Real Property Only)
 NOT A WARRANTY

CASE NUMBER: 2018-ES-03-00049

FILED FOR RECORD
 2018 JUN 22 PM 2:28
 ELAINE SABB
 CLERK OF COURT
 ALLENDALE COUNTY, S.C.

The undersigned states as follows:

Decedent died on August 19, 2017; and probate of the Estate is being administered in the Probate Court for Beaufort County, South Carolina, in File #2017ES0700884 and Allendale County, South Carolina, in File #2018ES0300049.

We were appointed Co-Personal Representatives on September 5, 2017.

Decedent owned real property described as follows:

ALLENDALE COUNTY TM # 043-00-00-005

All that certain piece, parcel or tract of land situate, lying and being located in the County of Allendale, State of South Carolina. Said tract of land contains One Hundred Eighty Nine (189) acres, more or less, as shown on a plat prepared for Sam M. Rice, III and Andrew B. Harper, dated the 1st day of November, 1990, and recorded in the Office of the Clerk of Court for Allendale County in Plat Book 15, at page 129. Said tract is bounded, now or formerly, as follows, to-wit: On the North by the run of King Creek which separates this property from other lands of Sam M. Rice, III, said run being the line; on the East by South Carolina Highway #3; on the Southeast and South by lands of Andrew B. Harper; on the Southwest by lands of Andrew B. Harper; and on the Northeast by the run of King Creek which separates this tract from lands of Sam M. Rice, III and lands of Andrew B. Harper this day being conveyed to Sam M. Rice.

DERIVATION: This being the same property conveyed to Andrew B. Harper by deed of Sam M. Rice III dated December 17, 1990, recorded in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 88, page 688.

ALLENDALE COUNTY TM# 059-00-00-003

All that certain piece, parcel or tract of land containing 383.8 acres, more or less, situate, lying and being on South Carolina Highway #3 in Baldoc School District, Allendale County, South Carolina, and being bounded generally, NOW OR FORMERLY, as follows, to-wit: on the North by property of Sam M. Rice, III; on the Northeast by property of Janet S. Odom; on the East by property of William J. Odom and property of Andrew B. Harper; on the South by property of Andrew B. Harper; and on the West by South Carolina Highway #3.

DERIVATION: This being the same property conveyed to Andrew B. Harper by deed of T.M. Rhodes and John C. Benton dated April 15, 1998, recorded April 16, 1998 at 9:27 a.m. in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 120, page 85.

ALLENDALE COUNTY
 DOCUMENTARY
 Tax Exempt
 Paid 6/22/18
 ELAINE SABB

Northern + Southern parcels

less; being the same land conveyed by Richard H. Sams to The Pierpont Manufacturing Company of Georgia and Florida by deed dated June 16, 1910, and recorded in the office of the Clerk of the Court of Barnwell County, South Carolina, in Book 8 D, page 204; The foregoing described tracts of land hereinabove conveyed were sold and conveyed by The Pierpont Manufacturing Company of Georgia and Florida to the said Augusta Hardwood Company by deed of conveyance dated the 11th day of June, 1937, and recorded on June 22, 1937, in the office of the Clerk of Court for Allendale County, South Carolina, in Deed Book 10, at page 310.

DERIVATION: This being the same property conveyed to Andrew B. Harper by Deed of Georgia Pacific Corporation dated April 14, 1987, recorded April 16, 1987 in the office of the Clerk of Court/ROD for Allendale County, South Carolina in Deed Book 78, page 770.

ALLENDALE COUNTY TM 060-00-00-005

All that certain piece, parcel or tract of land, situate, lying and being near Cohen's Bluff, of Allendale, State of South Carolina, containing 223.1 acres, more or less and having such metes and bounds as are fully shown upon a plat entitled "Pender & Gray Club Property", said plat being dated August 29, 1978, and recorded in the office of the Clerk of Court for Allendale County in Plat Book 10 at page 144. This property is bounded generally as follows: On the North by Continental Can Group, South Carolina Highway #3, and Elliott; on the West by Continental Can Group; on the East by South Carolina Highway S-3-41, and Groton Land Company; and on the South by Groton Land Company and lands now or formerly of Tuten.

LESS and EXCEPTING, all that certain parcel or tract of land located on the Western side of Highway 3, Allendale County, South Carolina, near Cohen's Bluff Crossroads, containing 7.2 acres, more or less and generally bounded as follows, to-wit: on the North by lands now or formerly of Continental Can Corporation; on the East by right of way of South Carolina Highway #3; on the South and West by other lands of the Grantee herein (Andrew B. Harper).

This being the a portion f the property conveyed to Pender & Gray Club, a Partnership by deed of G. L. Rouse recorded in the office of the Clerk of Court for Allendale County in Deed Book 57 at page 76.

ALSO, all that certain piece, parcel or tract of land located on the Western side of Highway 3, Allendale County South Carolina, near Cohen's Bluff Crossroads, containing 7.2 acres, more or less and generally bounded as follows, to-wit: on the North by lands now or formerly of Continental Can Corporation; on the East by right of way of South Carolina Highway #3; on the South and West by other lands of the Grantee herein.

This being the identical property conveyed to Pender & Gray Club, a Partnership by deed of R. H. Elliott and Elliott Sawmilling Company, Inc. recorded in the office of the Clerk of Court for Allendale County in Deed book 64 at page 113.

ALSO, all that certain piece, parcel or tract of land, situate, lying and being near Cohen's Bluff County of Allendale, State of South Carolina, containing 84.408 acres, more or less, and having such metes and bounds as are fully shown upon a plat entitled "Plat of property of KMI Continental Allendale, Inc., to be conveyed to Pender & Gray Club", said plat being dated February 28, 1986, and recorded in the office of the Clerk of Court for Allendale County in Plat Book 13, at page 275. This property is bounded generally as follows: On the North by S. C. Highway #3; on the West by Old McCoy's Bluff Road and Old Augusta Road, which separates this tract from property of Georgia-Pacific Corporation; on the South by property of Georgia-Pacific Corporation; and on the East by property of Pender & Gray Club.

This being the identical property conveyed to Pender & Gray Club, a Partnership by deed of KMI Continental Allendale, Inc. recorded in the office of the Clerk of Court for Allendale County in Deed Book 75 at page 673.

DERIVATION: This being the same property conveyed to Andrew B. Harper by deed of Winston A. Lawton, Jr., Walton Albert Crosby, Wise H. Batten and Vivienne B. Richardson dated May 19, 2004, recorded on May 19, 2004 at 3:37 p.m. in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 166, page 180.

]

47-acre Gibson-Glover-Tuten Tract

ALLENDALE COUNTY TM # 061-00-00-002

All that certain piece, parcel or tract of land situate, lying and being on the Savannah River in Allendale County, South Carolina and being shown and delineated as **Forty-seven (47) acres**, more or less, on a plat of property of Carrie M. Tuten and Sallie L. Glover Estate, surveyed by Joe P. Miley, Reg., C.E., L.S., dated June 15, 1972, and recorded in Plat Book 12 at page 152 in the office of the Clerk of Court for Allendale County. For a more detailed description as to metes and bounds, reference is craved to that certain plat or record, which is incorporated by reference and made a part of this description.

DERIVATION: This being the same property conveyed to Andrew B. Harper by Stiles M. Harper, Jr. dated September 7, 2005, recorded on September 8, 2005 at 4:49 p.m. in the office of the Clerk of Court for Allendale County, South Carolina in Deed Book 177, page 32.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

This transfer is made pursuant to:

- ☒ Decedent's Will
- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Virginia Lawton Harper Breen and Stiles M. Harper, III, Co-Trustees
of the Andrew B. Harper Revocable Trust dated October 8, 2007,
as Amended and Restated on February 2, 2016
Address: P. O. Box 98
Estill, SC 29918

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

References

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