

# Gordon Street Mill

100 and 101 Gordon Street

Greenville, South Carolina

October 1, 2021

SUPPORT FOR REQUEST FOR TEXTILE MILL SITE CERTIFICATION



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## TIMELINE OF MILL OWNERSHIP AND USES

- 1925 – Developed by Judson Cotton Mill
- 1925-1961 – Judson Cotton Mill operations included winding, beaming and slashing rooms, weaving room, coal fired boiler room, and three rail spurs.
- 1961 – property was converted for the manufacture of cardboard boxes from pulp material
- 2004 – a plastic injection molding company began operation in a portion of the mill building and is currently operating on the property

## LOCATION OF MILL BUILDINGS

The facility is located at 100 and 101 Gordon Street in the county of Greenville, South Carolina.

## DOCUMENTATION OF ACQUISITION BY CURRENT OWNER

The current owner of the property is: J & C Holding Company, LLC.

See Exhibit A for deed to the property.

Previous owners are as follows:

### Tax Map Number 0229000700100:

Littlejohn, Inc.	1959 to 1963
Crown Zellerbach Corporation	1963 to May 1986
Gaylord Container, Ltd	May 1986 to November 1986
GC Acquisition Corp, A Del Corp	November 1986 to 2004

### Tax Map Number 0116000600400:

Judson Mill	1925 to 1942
Gaylord Container Corporation	1942 to 1955
Crown Zellerbach Corporation	1955 to May 1986
Gaylord Container Corporation	May 1986 to November 1986
GC Acquisition Corp, A Del Corp	November 1986 to 2004

## INITIAL USE OF FACILITY

Gordon Street Mill was constructed in 1925 as part of the Judson Mill development. Operations included winding, beaming and slashing rooms, a weaving room, and three rail spurs.

## **GEOGRAPHIC AREA OF TEXTILE MILL SITE**

The Gordon Street Mill site will be acquired in November 2021. The Gordon Street Mill site is located in a distressed area of Greenville County, SC, as designated by the Appalachian Council of Governments (see Exhibit B). Therefore, the textile mill site includes the textile mill structure, together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses. The term “contiguous parcel” in this context means any separate tax parcel sharing a common boundary with an adjacent parcel or separated only by a public road. (S.C. Code Section 12-65-20(4)).

Ancillary uses are uses related to the textile manufacturing, dyeing, or finishing operations on a textile mill site consisting of sales, distribution, storage, water runoff, wastewater treatment and detention, pollution control, landfill, personnel offices, security offices, employee parking, dining and recreation areas, and internal roadways or driveways directly associated with such uses (S.C. Code Section 12-65-20(2)). Tax parcel number 0116000600400 is the main mill. Tax parcel number 0229000700100 is within 1,000 feet of the main mill. See survey on Exhibit C.

## **CONFIRMATION THAT FACILITY HAS NOT PREVIOUSLY RECEIVED TEXTILE MILL CREDITS**

None of the ownership entities has received textile mill credits for this facility.

Exhibit A

BOOK 2118 PAGE 826



Grantee's Address: 2241 NW 22nd St.  
Pompano Beach, FL 33069

STATE OF FLORIDA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **Gaylord Container Corporation** in consideration of Four hundred thousand and no/100) Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **J & C Holding Company, LLC:**

(14) 235-116-6-4, 67, 89, 10

**Tract No. 1:** Beginning at an old iron pin (P.O.B. No. 1) at the northeast right of way intersection of 8<sup>th</sup> Avenue and Gordon Street, thence running along the northern right of way of Gordon Street N 71-09 E. 247.63 feet to an iron pin on the western right of way of the Seaboard System Railroad (formerly P & N Railroad), thence running along the western right of way of Seaboard System Railroad the following courses and distances: N 1-25 E. 81.95 feet to an iron pin, thence N 2-02 E 211.43 feet to an iron pin, which iron pin is the intersecting point of the Seaboard System Railroad right of way and the southwest right of way of 20<sup>th</sup> Avenue, thence leaving said Railroad right of way and running along the southern right of way of 20<sup>th</sup> Avenue the following courses and distances: N 14-35 W 57.07 feet to a chain link fence corner, thence N 36-36 W 40.08 feet to a chain link fence corner, thence N 67-13 W 197.41 feet to a chain link fence corner, thence N 75-47 W 267.15 feet to an iron pin at the southeast intersection of 20<sup>th</sup> Avenue and 8<sup>th</sup> Avenue, thence running along the eastern right of way of 8<sup>th</sup> Avenue the following courses and distances: S 29-30 W 50 feet to an iron pin, thence S 39-50 W 52 feet to an iron pin, thence S 51-23 W 53.7 feet to an iron pin, thence S 25-02-3 158.6 feet to an iron pin, thence S 34-36 E 170 feet to an old iron pin, thence S 40-20 E 265.14 feet to the point of beginning containing 5.168 acres, according to plat prepared by Dalton & Neves Co., Inc., Engineers, Greenville, South Carolina, dated February 1986.

(14) 235-229-7-1

**Tract No. 2:** Beginning at a nail and cap (P.O.B. No. 2) at the southeast intersection of 8<sup>th</sup> Avenue and Gordon Street, thence running along the eastern right of way of 8<sup>th</sup> Avenue S 8-44 E 164.03 feet to an iron pin corner of Louise M. Davis property, thence leaving said right of way of 8<sup>th</sup> Avenue and running along property of Louise M. Davis N 71-00 E

11-22-2004 09:04:39

RECORDING FEE 10.00

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NOV 22 2004

STATE 1040.00  
NOV 22 2004  
COUNTY 440.00

106366

190.4 feet to an old iron pin on the western right of way of Seaboard System Railroad the following courses and distances: N 1-24 W 84.97 feet to an iron pin, thence N 0-13 W 84.34 feet to a spike, said spike being the intersecting point of the right of way of Seaboard System Railroad and the southern right of way of Gordon Street, thence leaving said right of way of Seaboard System Railroad and running along the southern right of way of Gordon Street S 71-09 W 214.00 feet to the point of beginning containing 0.746 acres, according to a plat prepared by Dalton & Neves Co., Inc., Engineers, Greenville, South Carolina, dated February 1986.

This being a portion of the property conveyed to GC Acquisition Corporation by deed of Gaylord Container Limited dated November 17, 1986 and recorded in Deed Book 1281 at page 618 in said Register's Office. GC Acquisition Corporation changed its name to Gaylord Container Corporation as evidenced by Certificate of Amendment recorded March 25, 1988 in Deed Book 1320 at page 358 in said Register's Office.

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 Grantee(s) and the Grantee's(s') heirs (or successors) and Assigns forever. And the Grantor(s) do(es) hereby bind the Grantor(s) and the Grantor's(s') heirs (or successors) and assigns, to warrant and forever defend all and singular the premises unto the Grantee(s), and the Grantee's(s') heirs (or successors) and assigns against the Grantor(s) and the Grantor's(s') heirs (or successors) ~~and against any person whomsoever lawfully claiming or to claim the same, or any part thereof,~~ except as to conditions, covenants, right of ways, easements and restrictions of record.

DRS

WITNESS the grantor's(s') hand(s) and seal(s) this 9<sup>th</sup> day of Nov., 2004.

SIGNED, sealed and delivered  
in the presence of:

[Signature]  
1<sup>ST</sup>. WITNESS

Gaylord Container Corporation,  
a Delaware corporation

BY: [Signature] (SEAL)  
Its: Vice President

[Signature]  
2<sup>ND</sup>. WITNESS (CAN BE SAME PERSON  
AS NOTARY)

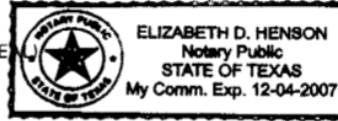
STATE OF Texas  
COUNTY OF Travis

ACKNOWLEDGMENT

Personally came before me Doyle R. Simons who, being by me duly sworn, says that he is the Vice President of Gaylord Container Corporation and that the within instrument was signed and sealed by him, in behalf of said corporation by its authority duly given and (s)he acknowledged the said writing to be the act and deed of Gaylord Container Corporation.

SWORN TO this 9th day of November, 2004.

Elizabeth D. Henson (SE)  
Notary Public for Travis County, Texas  
My commission Expires: 12-4-07  
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FILED FOR RECORD IN GREENVILLE  
COUNTY SC R.O.D. OFFICE AT 12:30 PM  
11 22 04 RECORDED IN DEED  
BOOK 2118 PAGE 0826 THRU 0828  
DOC # 2004106366

*Judy A. Hix*

Exhibit B



Josh Lonon  
Wyche, P.A.  
200 E Camperdown Way  
Greenville, SC 29601-3512

September 13, 2021

Dear Josh,

Amendments to the South Carolina Textiles Communities Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At their regular meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that Greenville County tax parcels 0229000700100 and 0116000600400 are in a distressed area of the State of South Carolina as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson  
Economic Development Director



