

CAMP SEVIER

LOCATION.

This cantonment is located in Greenville County, South Carolina, four miles Northeast of the City of Greenville. This camp is traversed by the Southern Railway.

PRINCIPAL LEASE.

This lease is made up with the Greenville Chamber of Commerce, dated May 27th, 1918, effective July 1, 1918, expires June 30th, 1919 (This lease is a renewal of the original lease which is identical with this lease), signed on behalf of the United States by Lt. Col. K. J. Hampton, Quartermaster at Charleston, South Carolina, covering the following described premises:

"A certain tract of land containing 1900 acres, more or less, located in Chick Springs Township, County of Greenville, State of South Carolina, as shown on plat hereto attached."

The plat attached to this lease is a blue print, identical with the Map "B".

The rental prescribed in this lease is \$1.00 per year and the lease is renewable at the same rate, not extending, however, beyond June 30th, 1920. On and after July 1, 1920, the Lessor agrees to continue this lease at actual cost to the Lessor, in accordance with the terms of the various leases from the individual owners, running to the Greenville Chamber of Commerce and under which the said Chamber of Commerce now leases this entire tract to the United States.

The Lease is on Q.M.C. Form 101, to which the following conditions have been added: This tract is leased

"Together with the entire use and control of all buildings, waterways and improvements thereon, with the further right on the part of the Lessee to cut, use and remove all brushwood, saplings or trees thereon, by paying to the owner of the land a compensation to be based on the market price of the brushwood, saplings or trees, and the further right on the part of the Lessee to work, grade, ditch or drain any part of the aforesaid tract of land, and to erect or construct thereon such buildings, waterways, sewer systems, roads, etc., and to remove, alter, or raze any or all buildings and improvements on the aforesaid tract, as may be deemed necessary for the Government's interest by paying to the owner of the land the value of damages to said buildings, improvements or property."

"That all damages to crops prior to January 1, 1918, brought about through the making of this lease shall be paid for by the Lessee."

"The amount of damages to be paid in any or all of the aforesaid cases shall be arrived at by agreement between owner and the Lessee, or a duly authorized agent of the Government, and if they fail to agree, they shall select a third arbitrator and the decision of any two shall be final, this plan of settlement to decide the extent of damages which may arise from the aforesaid causes during the entire period of this lease, or any renewal thereof."

"The Lessor agrees to construct a public highway from the City of Greenville, State of South Carolina, to the said Camp Site, so that there will be a twenty four (24) foot concrete road, except in such sections where there are two (2) sixteen (16) foot concrete roads, the Lessor further agrees to improve the roadways to the Maneuver Grounds and Artillery Range, by the construction of top soil roads where necessary to give a continuous roadway from the Camp Site, provided the Artillery Range is not more than twenty two (22) miles from the Camp Site."

"That the aforesaid land and buildings to be used as a Camp Site and Training Grounds, or Cantonment, for the United States Troops."

#### MINOR LEASES.

Two tracts of land within the main camp site could not be obtained by the Greenville Chamber of Commerce, and were

included from the principal lease and are shown outlined in yellow on the Map "B".

One of these tracts is the property of M. C. Green, (shown on the Map "B" as Mike Green). This tract has been leased to the United States by the owner under lease dated January 17th, 1918, effective January 1, 1918, expires June 30th, 1918, renewable, is signed on behalf of the United States by Lt. Col. K. J. Hampton, Quartermaster at Charleston, South Carolina, and covers the following described property :

"Commencing at a stone, corner of Elrenza Cole property, thence North  $72^{\circ} 14'$  West 1017 feet to a stake; thence North  $19^{\circ} 33'$  East 419 feet to a point, corner of Q. A. Green, Trustee, property; thence along line of said property North  $19^{\circ} 33'$  East 1314.8 feet to a stake, corner of same property; thence North  $29^{\circ} 27'$  West 314.5 feet to a stake; thence continuing with same property South  $87^{\circ} 39'$  East 1279.6 feet to a point in Paris Mountain Road; thence along line of said road as follows: South  $14^{\circ} 21'$  West 718 feet to bend; South  $16^{\circ} 54'$  West 360 feet to bend; South  $18^{\circ} 59'$  West 336 feet to bend; South  $21^{\circ} 51'$  West 200 feet to bend; South  $16^{\circ} 33'$  West 100 feet to bend; South  $21^{\circ} 40'$  West 434.1 feet to bend; thence South  $33^{\circ} 4'$  West 146.4 feet to the beginning point, as shown on the map hereto attached and made a part hereof".

The area covered by this lease is 52.62 acres.

The rental prescribed therein is \$43.85 per month or \$526.20 per year, and the lease is renewable at the same rate but not beyond June 30, 1922

The lease is on Q.M.C. Form 101, to which the following conditions have been added:-

"The lessee shall have the right during the life of this lease to work, grade, ditch or drain, any part of the aforesaid tract of land, and to erect or construct thereon such buildings, waterways, sewer systems, roads, etc., which may be required; also to remove, alter or otherwise dispose of any such improvements at the discretion of the Government"

"That the lessee reserves the right to remove, alter, improve or otherwise dispose of any existing building, fences or any other improvements on the above described land, and any damage to existing buildings, fences, or other improvements caused by the Government's occupancy on the premises shall be settled in accordance with the provision of Circular No. 22, War Department 1910."

"That any damage to or loss of growing crops on the above described tract of land shall be paid the lessor after due appraisal by a Board of Officers".

"That the Government may remove all timber upon the land, or so much thereof as it desires, paying therefor the market value to the lessor."

Camp Sevier

The other tract thus shown as excluded, is the property of E. H. Wharton, and contains 7 acres. The files of this office do not indicate that a lease was ever consummated, covering this tract. Should, however, such a lease be located, notation will be made and appended to this report.

A third minor lease was executed, covering land adjacent to the main camp site. This Lease is made by G. J. Douglas and J. Lee Greene, dated and effective April 1, 1918, expires June 30, 1918, renewable, is signed on behalf of the United States by Major E. A. Brown, Quartermaster at Camp Sevier, Paris, South Carolina, and covers the following described premises.

"The property leased is all that certain tract or parcel of land lying and being in Chick Springs Township, Greenville County, State of South Carolina, consisting of thirty (30) acres, more or less, and generally known as the Ballentine Place and bounded as follows: T. E. Green, Frank Greer, W. H. Ballentine and the Paris-McCarter-Greenville Road.

MEMORANDUM CONCERNING THE ATTACHED LIST

It is felt that a list, however imperfect, will be of some value to bidders in forming an idea of what a camp contains prior to the time they arrive on the ground, and the attached list has been compiled with this in mind.

In the process of demobilization and for various other reasons some salvage work has already been done, and also the Government has reserved certain materials for its own use.

These lists are therefore furnished only as such aid to the bidder as they may be, the Government specifically disclaims any idea of their correctness or incorrectness and refuses to be bound by these lists. It is also specifically stated that these lists are not a part of the specifications nor will they form a part of the bill of sale for the camp.

<u>Mess Halls:</u>				<u>Office Buildings, Storerooms, Etc.</u>		
Dimension of Buildings	Number of Stories.	Total Number of Buildings	x	Dimension of Buildings	Number of Stories.	Total Number of Buildings
60' x 18'	1	1	x	40' x 60'	2	1
100' x 20'	1	1	x	84' x 20'	1	1
70' x 20'	1	15	x	70' x 20'	1	1
80' x 24'	1	1	x	60' x 62'	1	1
50' x 20'	1	11	x	60' x 25'	1	1
135' x 20'	1	9	x	50' x 25'	1	2
120' x 20'	1	1	x	90' x 30'	2	2
115' x 20'	1	23	x	10' x 10'	1	5
100' x 20'	1	2	x	16' x 16'	1	7
122' x 20'	1	1	x	8' x 10'	1	2
105' x 20'	1	4	x	20' x 53'	1	1
160' x 30'	1	1	x	100' x 25'	1	1
133' x 20'	1	121	x	32' x 20'	1	4
155' x 24'	1	1	x	24' x 16'	1	6
115' x 24'	1	2	x	500' x 32'	1	1
50' x 24'	1	2	x	50' x 51'	1	2
133' x 24'	1	13	x	20' x 5'	1	5
154' x 21'	1	1	x	7' x 6'	1	2
155' x 20'	1	4	x	90' x 20'	1	1
42' x 20'	1	1	x	45' x 15'	1	1
50' x 26'	1	1	x	100' x 53'	1	2
56' x 20'	1	2	x	30' x 15'	1	9
45' x 20'	1	1	x	104' x 20'	1	1
32' x 25'	1	1	x	25' x 25'	1	15
20' x 16'	1	1	x	72' x 36'	1	1
36' x 16'	1	1	x	20' x 15'	1	10
130' x 20'	1	1	x	35' x 18'	1	5
144' x 20'	1	1	x	48' x 24'	1	1
20' x 32'	1	7	x	42' x 20'	1	6
108' x 20'	1	1	x	52' x 22'	1	3
72' x 24'	1	2	x	14' x 10'	1	3
			x	66' x 24'	1	1
			x	60' x 30'	1	1
			x	40' x 30'	1	2
			x	50' x 20'	1	5
			x	100' x 40'	1	1
			x	48' x 18'	1	1
			x	110' x 90'	1	1
			x	110' x 25'	1	1
			x	160' x 20'	1	1
			x	40' x 36'	1	1
			x	20' x 10'	1	1
			x	60' x 20'	1	1

Office Buildings, Storerooms, etc. (contd)

Shops, etc.

Dimension of Building.	Number of Stories	Total Number of Buildings	x	Dimension of Buildings	Number of Stories	Total Number of Buildings
80' x 20'	1	1	x	42' x 20'	1	9
87' x 21'	1	1	x	80' x 30'	1	1
77' x 14'	1	1	x	45' x 20'	1	1
16' x 12'	1	1	x	42' x 25'	1	2
78' x 20'	1	2	x	208' x 45'	1	1
88' x 77'	1	1	x	43' x 28'	1	1
74' x 20'	1	1	x	20' x 22'	1	1
21' x 24'	1	1	x	32' x 16'	1	1
30' x 63'	2	1	x	288' x 36'	1	1
31' x 42'	1	1	x	60' x 22'	1	1
20' x 80'	1	1				
*112' x 22'	1	6				
* 70' x 22'	2	12				
* 48' x 26'	1	1				

\* Infirmary Wings.

Warehouses:

Barracks

Dimension of Building.	Number of Stories	Total Number of Buildings	Dimension of Building	Number of Stories	Total Number of Buildings
100' x 24'	1	5	130' x 25'	1	1
108' x 30'	1	1	60' x 30'	2	3
25' x 25'	1	2	50' x 24'	1	1
98' x 24'	1	4	90' x 20'	1	1
165' x 60'	1	2	36' x 20'	1	1
165' x 70'	1	2	128' x 20'	1	2
168' x 60'	1	2	126' x 20'	1	2
108' x 60'	1	1	134' x 20'	1	2
170' x 60'	1	6	120' x 20'	1	1
100' x 68'	1	1	20' x 20'	1	379
60' x 29'	1	1			
20' x 24'	1	1			

Stables, Barns, Garages and Wagon Sheds:

Latrines:

Dimension of Building	Number of Stories	Total number of Buildings	x	Dimension of Buildings	Number of Stories	Total Number of Buildings
113' x 24'	1	9	x	10' x 6'	1	3
300' x 40'	1	1	x	20' x 20'	1	60
118' x 50'	1	1	x	14' x 20'	1	23
60' x 20'	1	1	x	28' x 20'	1	28
71' x 16'	1	1	x	14' x 17'	1	13
162' x 20'	1	1	x	25' x 10'	1	1
24' x 18'	1	1	x	14' x 8'	1	4
170' x 30'	1	1	x	7' x 5'	1	4
50' x 24'	1	1	x	28' x 20'	1	21
133' x 16'	1	1	x	12' x 21'	1	183
120' x 24'	1	8	x	12' x 7'	1	4
120' x 20'	1	1	x	12' x 10'	1	19
28' x 22'	1	1	x	28' x 24'	1	30
240' x 60	1	2	x	25' x 14'	1	2
82' x 25'	1	1	x	25' x 20'	1	7
100' x 24'	1	22	x	14' x 12'	1	27
170' x 24'	1	1	x	30' x 25'	1	15
150' x 24'	1	14	x	36' x 12'	1	3
140' x 24'	1	2	x	30' x 42'	1	2
14' x 14'	1	2	x	21' x 8'	1	3
190' x 24'	1	4	x	30' x 10'	1	1
110' x 40'	1	1	x	14' x 14'	1	1
20' x 8'	1	1	x			
130' x 40'	1	1	x			
50' x 18'	1	2	x			
16' x 16'	1	1	x	30' x 10'	1	1
232' x 24'	1	5	x	22' x 17'	1	1
250' x 24'	1	5	x	20' x 10'	1	8
110' x 24'	1	14	x	36' x 10'	1	150
300' x 24'	1	18	x	12' x 10'	1	11
200' x 24'	1	3	x	28' x 10'	1	22
102' x 12'	1	1	x	42' x 20'	1	1
236' x 24'	1	1	x	10' x 7'	1	18
231' x 24'	1	1	x	14' x 7'	1	1
150' x 31'	1	1	x	14' x 10'	1	5
105' x 24'	1	10	x	28' x 15'	1	1
58' x 18'	1	1	x	10' x 9'	1	2
130' x 12'	1	1	x	14' x 14'	1	2
100' x 16'	1	1	x	14' x 21'	1	3
84' x 12'	1	1	x	9' x 13'	1	9
12' x 6'	1	2				
118' x 55'						
22' x 12'	1	1				
118' x 55'	1	8				
106' x 24'	1	4				
300' x 39'	1	1				
40' x 50'	1	1				

Bath Houses.



Stables, Barns, Garages and Wagon Sheds (cont'd)

Dimension of Building.	Number of Storerooms	Total Number of Buildings.
21' x 24'	1	7
20' x 40'	1	1
210' x 61'	1	3
250' x 29'	1	4
240' x 29'	1	1
100' x 29'	1	1
240' x 24'	1	1
160' x 24'	1	1
60' x 24'	1	1

Miscellaneous Buildings.

230' x 90' (Theatre)	1	1
68' x 30' Fire Sta.	1	2
88' x 30' " "	1	1
30' x 20' (Concrete)	1	1
10' x 10' "	1	1
8' x 6' "	1	1
60' x 24' "	1	3
108' x 108' (Laundry)	1	1
16' x 30' "	1	1
136' x 40' (Bakery)	1	1
14' x 30' "	1	4
19'8" x 58'6" (100 ton railway track scale)		1
430' long (Coal Trestle and Track)		1

Tents.

- 5875 Company Tents 16'x16', Average 30" Walls with floors
- 668 Officers' Tents, Canvas Roof, Average 5' walls with floors.
- 256 Officers' Tents, All Frame.

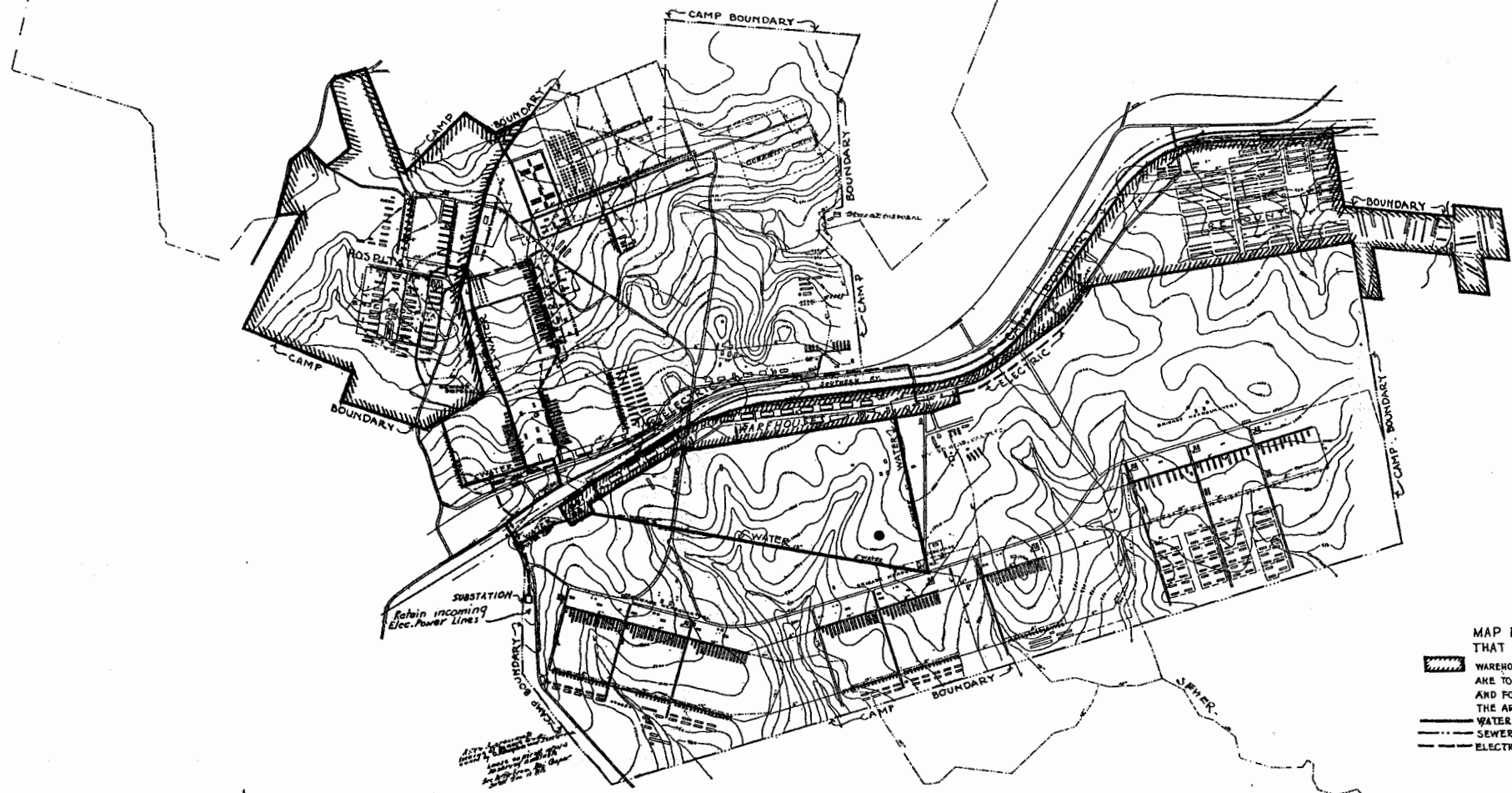
List of Water Pipe and Fittings in Camp Sevier, S.C.

<u>Description</u>	<u>Size:</u>	<u>Number:</u>
Wood Stave Pipe	6"	8470 lin. ft.
"	8"	2080 "
"	10"	13922 "
Wrought Iron Pipe	6"	61610 "
Cast " "	8"	6640 "
" " "	8"	850 "
" " "	12"	6320 "
Gate Valves	6"	56
" "	8"	3
" "	10"	9
" "	12"	4
Standard Two-way Fire Plugs		49
Two-way Fire taps, with 2 1/8" standard Hose Nipples		88
Check Valves	6"	3
Reducers	6" x 4"	1
"	8" x 6"	1
"	10" x 6"	1
"	12" x 6"	1
<u>CAST IRON FITTINGS:</u>		
Tees	6" x 4"	27
"	8" x 4"	1
"	10" x 4"	12
"	6" x 6"	55
"	8" x 6"	2
"	12" x 6"	2
"	8" x 8"	1
"	10" x 8"	1
"	12" x 8"	7
"	10" x 10"	1
"	12" x 12"	2
Cross	6" x 6"	1
"	10" x 6"	2
"	10" x 10"	1
45° Bends	6"	12
"	8"	2
"	10"	11
"	12"	2





STORAGE TANKS:

Wood Stave Water Tanks with all fittings and appurtenances	200,000 gal.	4
Steel Water Tank, with all fittings and appurtenances except pump ----	75,000 gal.	1

RIFLE RANGES



MARCH - 1919  
 MAP REVISED TO SHOW FEATURES  
 THAT MAY BE RESERVED FOR GOVT USE

 WAREHOUSE, HOSPITAL, AND REMOUNT AREAS THAT ARE TO BE KEPT UNDISTURBED IF RETAINED AND FOR WHICH NECESSARY UTILITIES OUTSIDE THE AREAS ARE TO BE PRESERVED  
 WATER LINES - SERVING AREAS  
 SEWER  
 ELECTRIC

GENERAL MAP  
 CAMP SEVIER S.C.  
 SCALE OF FEET  
 0 500 1000 2000 4000  
 CONSTRUCTION DIVISION WAR DEPARTMENT  
 WASHINGTON DC MARCH 1919  
 6104-213

20 Aug 2015 NARADUKT

RG 77

Entry 417

Box 27

Camp Sevier, SC