

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



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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 Elenza Cole property, thence North 72° 14' West 1017 feet to a stake; thence North 19° 33' East 419 feet to a point, corner of Q. A. Green, Trustee, property; thence along line of said property North 19° 33' East 1314.8 feet to a stake, corner of same property; thence North 29° 27' West 314.5 feet to a stake; thence continuing with same property South 87° 39' East 1279.6 feet to a point in Paris Mountain Road; thence along line of said road as follows: South 14° 21' West 718 feet to bend; South 16° 54' West 360 feet to bend; South 18° 59' West 336 feet to bend; South 21° 51' West 200 feet to bend; South 16° 33' West 100 feet to bend; South 21° 40' West 434.1 feet to bend; thence South 33° 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, in the property of E. M. 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.

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