

American Spinning Company Mill
300 Hammett Street
Greenville, South Carolina

EVIDENCE IN SUPPORT OF REQUEST FOR TEXTILE MILL CERTIFICATION



Timeline of Mill Operations¹:

1896:	Small wood and glass mill constructed on parcel across Hammett Street from current mill building by Oscar H. Sampson
1901-1902	Main 5-story portion of current mill building designed and built
1900-1920	Series of single-story cotton warehouses added
1930s	Masonry restroom tower added
1950s	Small masonry office added
1960s	Two large masonry mechanical towers and concrete and corrugated metal loading dock added
1980s	Small masonry office added
June 27, 1990	Mill discontinued operations ²

¹ Excerpted from National Register of Historic Places Registration Form – see Exhibit A attached hereto.

² History of Florence Plant Dates Back to July, 1982.” The County. The Cliffside Historical Society. 2012. Originally published From the Forest City Courier, Gold Anniversary Edition. 1 August 1968. Web. 20 March 2015.; Trinkley, Michael (Editor). “Life Weaving Golden Thread: Archaeological Investigations at the Sampson Mill Village, Greenville County, South Carolina”. Research Series 36. Chicora Foundation, Inc., Columbia. March 1993. Pg 27.; “History: American Spinning Company”. The Greenville Textile Heritage Society. 2009-2015. Web. 2 March 2015.; “American Spinning”. n.p.. n.d.. Received via Bob Duke, Greenville South Carolina Textile Heritage Society. [NOTE: Citation taken from National Register of Historic Places Registration Form.]

Summary of History of Mill and Acquisition by Current Owner:

The Mill, a textile manufacturing building, is located just outside Greenville, South Carolina, in a residential neighborhood that used to be known as the American Spinning Company Mill village. The current Mill complex occupies approximately thirteen acres and is located at 300 Hammett Street. The mill complex consists of several buildings and structures developed over the last 100 years. The mill property includes two contributing buildings: the main mill building and the cotton warehouses (with subsequent additions). There are two contributing structures, which include the water tower and the reservoir.

After the textile mill ceased operations in the 1990's, the building was purchased by a private investor and used as storage. Sections of the building have been altered due to renovation projects and deterioration. Typical changes included site disrepair, damaged brick, painted brick, broken windows, filled in windows, and addition of new windows. Since its closure, the Mill has been purchased and sold several times.

Acquisition of Mill by Current Owner and Vacancy Status:

The Mill was acquired by its current owner, Contour Spinning Mill, LLC, a South Carolina limited liability company ("Contour") on April 11, 2019 (see Exhibit B – Vesting Deed attached hereto.)

Contour filed a Notice of Intent to Rehabilitate the Mill with the South Carolina Department of Revenue on October 26, 2020 (see Exhibit C – Notice of Intent to Rehabilitate attached hereto.) From the time Contour acquired the Mill through the date of the filing of the Notice of Intent, the Mill was continuously closed to business and nonoperational as a textile Mill.

Geographic Area of the Mill Site:

The Mill Site consists of two parcels of land: TMS Nos. 0153000100100 ("Tract 1") and 0153000100101 ("Tract 2" and together with Tract 1, the "Property"), located at 300 Hammett Street, Greenville, South Carolina.

The term "Textile mill site" means the textile mill together with the land and other improvements on it which were used directly for textile manufacturing operations or ancillary uses. S.C. Code Sec. 12-65-20(4). The term "Textile mill" means a facility or facilities that were initially used for textile manufacturing, dyeing or finishing operations and for ancillary uses to those operations. S.C. Code Sec. 12-65-20(3). The term "Ancillary uses" means 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 Sec. 12-65-20(2).

The textile mill manufacturing operations and ancillary uses encompassed both Tract 1 and Tract 2; therefore, the Property is a textile mill site as defined in S.C. Code Sec. 12-65-20(4).

EXHIBIT A:

National Register of Historic Places Registration Form

(See Attached)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: American Spinning Company Mill No. 2

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 300 Hammett Street

City or town: Greenville State: SC County: Greenville

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

Elizabeth M. Johnson, Deputy State Historic

Preservation Officer:

Date

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>3</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>5</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY / Manufacturing Facility

INDUSTRY / Industrial Storage

COMMERCE/Business/Office Building

Current Functions

(Enter categories from instructions.)

COMMERCE/Warehouse/Commercial Storage

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Textile Mill

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: Concrete; Walls: Brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association.)

Summary Paragraph

The American Spinning Company Mill is an early twentieth century textile mill that was constructed just outside the city of Greenville in 1902. The current Mill complex occupies approximately thirteen acres and is located at 300 Hammett Street between two rail lines and nestled in the remnants of several old mill communities now known as San Souci and the Poe Mill neighborhoods. The mill complex consists of several buildings and structures developed over the last 100 years. The mill property includes two contributing buildings: the main mill building and the cotton warehouses (with subsequent additions). There are two contributing structures, which include the water tower and the reservoir. The main mill building is about 280,000 square feet with five levels, four bays wide, and typically forty-one bays per floor, the lowest of which is partially subterranean on the east elevation and only nine bays wide. The exterior walls are three-foot thick masonry with large arched windows, equally spaced along the length of the building. An original wood window was found well-preserved on the lowest level, though the rest of the windows have been removed or bricked in over the years. The interior is painted brick masonry with wood floors, ceilings, and a heavy timber structure of round columns and rectilinear beams. Examples of the skilled workmanship of the early twentieth-century craftsmen who built the mill can still be seen today in the well-preserved wooden eaves, original decorative eve brackets, integrated gutters, and exposed rafter tails. The mill contributed to the development of the surrounding region, in part by providing many of the surrounding village's

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residents with employment, an education, as well as basic health care, and many social and recreational opportunities. Combined with the well-preserved craftsmanship and association with the development of the textile industry in South Carolina, the American Spinning Mill retains a high degree of historic integrity and recalls grander days as the center of work and life for the surrounding neighborhoods.

Narrative Description

The American Spinning Company Mill, a textile manufacturing building, is located just outside Greenville, South Carolina, in a residential neighborhood that used to be known as the American Spinning Company Mill village. The mill complex was once slightly larger and also encompassed the parcel directly across Hammett Street. This part of the property is where the original mill property began. A smaller, wood and glass mill was constructed here by Oscar H. Sampson in 1896 (later burning down in the 1970's). The mill building that exists today was part of a massive new building addition to the property completed between late 1901 and early 1902.¹ It was designed by Lockwood Greene & Co, an architectural and engineering firm that was prolific in the design of textile mills, with help from prominent Greenville engineer Joseph Sistine and local builder Capt. Jacob Cagle. Currently the property consists of the main mill building connected to a boiler house by way of the pump and engine house, as well as a metal water tower and masonry smokestack. Attached to the rear of the building is a series of cotton warehouses and storage buildings. The main building, originally used for textile production, is rectilinear in plan and five stories high, the lowest level being partially underground on the east elevation. The exterior walls are three feet thick with large arched windows, equally spaced along the length of the building. The arched window headers consist of five rowlock courses of brick. The main mill roof has a slight gable and a small overhang with well-preserved wooden eaves, original decorative eave brackets, integrated gutters, and exposed rafter tails, representing the skilled craftsmanship of the era. Just to the south of the engine house, a masonry restroom tower was added to the main mill in the 1930's that mimicked the original masonry and wooden eave detailing. Two large, masonry mechanical towers were added on the western façade in the 1960's and a long concrete and corrugated metal loading dock was built at the northern most mechanical tower in the late 1980's. On the south elevation a series of small, two-story, masonry office additions were added in the 1950's and 1980's. To the north, a series of single story heavy timber "cotton houses" or warehouses were constructed between 1900 and 1920 that were eventually connected to the main mill via a small group of additions between the 1920's and 1930's. Two larger masonry storage warehouses were added to the west façade of the cotton houses and to the far north end of the site in the late 1960's - early 1970's.

After the textile mill ceased operations in the 1990's, the building was purchased by a private investor and used as storage. Sections of the building have been altered due to renovation projects and deterioration. Typical changes included site disrepair, damaged brick, painted brick, broken windows, filled in windows, and addition of new windows. Sufficient material remains to

¹ A July 1901 article states that "with the No. 2 mill the Company will have 20,000 spindles and 328 looms," implying that construction map was not yet completed. The completed mill does appear on a Sanborn fire insurance dated December 1902. *The State*, 8 July 1901.

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convey the original design. The alteration and deterioration, however, is not significant enough to compromise the overall integrity of the American Spinning Company Mill.

The main building holds a small frontage on Hammett Street with a small parking area at the entrance. The western facade runs along Victor Street, a small service road, and contains a large reservoir for the original fire suppression system. When the mill was in use it housed, 53,760 spindles, and 1,104 looms. This historic machinery is no longer in place. The mill was located between two rail lines along the east and west elevations. The rail tracks on the east pulled into the mill's boiler house area at one time and the warehouse area at the rear of the property.

The American Spinning Company Mill included three mill villages with the first opening in 1895 after the original mill building was completed. The original village opened with forty-five "saltbox" style cottages with the two other villages developing in the surrounding area up until their decline in the 1950's. At its peak, the villages supported 700 workers and roughly 2,000 individuals. The American Spinning Company was one of the first mills to stress modern welfare and community for its workers and invested heavily in its Mill School and two Churches. The village also had a store and other amenities. While the layout of the neighborhoods remains evident, and much of the housing stock survives, the combination of modern infill and alterations to the original mill housing in the intervening years has altered the character of the area. These surrounding neighborhoods still provide an appropriate setting for the mill, but no longer retain the historic integrity necessary to be included in this nomination.

1) American Spinning Co. Mill Building No. 2 (1902): Contributing Building
Photos 1-10

The main building has a rectangular footprint that is five levels high, with approximately forty-one bays per floor, and is roughly 280,000 square feet. However, the lowest floor is only nine bays and is partially subterranean on the east elevation. The red brick perimeter walls step in a few inches (becoming thinner) as they climb from the lowest level to the top. Turned, heavy timber wood posts carry wood beams, which support the load and span the full width of the building; the masonry exterior walls provide structural support for the wood post and beam system. Many of the wood beams have been reinforced with a steel channel on each side, painted to match the existing beams and ceilings. The interior of the mill was designed to accommodate rows of textile machinery on each floor of the main mill. The post-and-beam construction, create an open floor plan that remains in good condition. Tongue-and-groove heavy plank decking runs above the beams and is finished throughout levels one through four with a layer of narrow maple strip flooring. Enclosed stairs and a series of ramps connecting the first to fourth levels of the mill are the only elements within an otherwise wide open floor plan. The main building was completed between late 1901 and early 1902.² It was constructed to resemble the 1896 mill by using a common bond pattern of red brick with gray mortar on the exterior, incorporating wood floors throughout, and continuing the pattern of existing windows. The large segmental arched existing window openings have been in-filled with modern brick, but they remain bracketed by their original concrete sills and arched headers. The brick accented arches above the windows

² *The State*, 8 July 1901.

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contain five vertical course stacked rowlock flush with the exterior plane of the wall. The masonry building has a slightly gabled roof, with an integrated soffit/gutter system, and exposed rafter tails. In addition, there are external concrete structural supports on the east elevation that align with the existing column spacing.

The east elevation runs parallel to an elevated rail line that is still used today. The elevator shaft addition of the late 1930's – 1955 is located at the midpoint of the main mill, which houses a set of stairs and an elevator that serves levels one through four. At the base of the elevator shaft addition, there is a one story addition constructed c1965 – 1975 that was used for storage. Each addition was constructed using the same materials and design vocabulary as the existing mill. The office building from c1962 – 1964 wraps the southeast corner of the mill. The east elevation also plays host to the structural supports. The structural supports (c1965 - 1979), (Photo 36), consist of sixteen structural concrete supports that extend from grade up to the second level of the main mill building. Each support is essentially rectangular in profile with the top right corner cut out. The supports project out from the mill's east façade roughly seventeen feet at the base, which extends vertically for roughly three feet before tapering towards the top and leveling out the last three feet, before connecting back to the mill. Each support is approximately three feet thick. Typically, the space between any two supports, contains two windows, and appears to align with the existing column grid on the interior of the mill.

The south elevation of the building (dating to 1902) faces Hammett Street Extension, the primary vehicular entrance into the site. Similar to the other facades, the exposed rafter tails and in-filled windows are present on this façade as well. However, at the base of the building there are two office building additions. The first from c1962 - 1964 is significant in that it was considered to be the Main Office of the mill. This addition was constructed of red brick and is two stories in height, and contains six fixed aluminum windows spaced along the upper level. There are two pedestrian entry points: one to the lower level, and one on the main level. The second addition, constructed c1979 – 1989, was also constructed of modern brick and has a larger three light (non-historic) aluminum window on the south façade.

The west elevation is the building's primary façade and faces Victor Street. While the space adjacent to the east façade is constrained by an elevated rail line, the west opens up the most. This portion of the site includes the reservoir (seemingly unchanged since inception), the c1914-1920 water tower, and c1900-1902 smoke stack, which all contribute to the mill complex as a whole. This elevation shows the consistency of the window sizing on the first through third floors, the slightly shorter windows on the fourth, and the shortest windows on the lowest level. There are the two structures and several other historic and non-historic additions located on the west elevation that will be described in more detail below.

On the north elevation of the building is the c1909-1913 cloth building addition. This is a four level addition that mimics the aesthetic of the 1902 mill building through the exposed rafter tails, window pattern, and continued use of red brick masonry. The cloth building is flanked by the main mill building to the south and the final addition to the main mill (c1920's-1930's) to the north.

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The condition of the current mill retains a high degree of historic integrity, with almost all mill operations and buildings still intact. The historic fabric looks to be well preserved as well, including the existing wood eave details, historic brick detailing, and existing columns, beams, and wood flooring. The current tenant has utilized much of the building as storage space, leaving most of the interior completely untouched.

Additions to American Spinning Mill No. 2

1a) The Engine House (c1900 - 1902), (Photo 12), is two-stories tall and was constructed as part of the main mill. It is approximately forty feet wide by fifty-five feet long and is the connection between the main mill (to the east) and the boiler house (to the west). Although they have been in-filled using the same modern brick, there are several large window openings in their original locations. The building has a low-slope gabled roof with a similar exposed rafter tail detail on the north, south, and west facades. Integrated gutters have also been incorporated at the bottom of the gables slope on the north and south sides.

1b) The Boiler House (c1900 - 1902), (Photo 14), is two-stories tall and is approximately sixty-four feet by forty-eight feet and was constructed at the same time as the main mill building. Segmental arched window openings (in-filled with modern brick) with their concrete sills are located on the first and second floor. The ground level has two pedestrian doors, and an exterior metal stair leading from the ground level to a pedestrian door on the second level. The building has a low-sloped roof with a parapet on the north, west, and south walls of the building.

1c) The Pump House (c1900 - 1913), (Photo 13), is roughly twenty-feet wide by thirty-five feet long and is also directly connected to the main mill building to the east and to the engine house to the South. The one-story, brick masonry building is located on the east elevation. The building also supports the second level of the pump house directly above. The pump house was also constructed simultaneously with the main mill building.

1d) Black Smith shop (c1909 - 1913) - addition to the Boiler House (Noted as BL. SM. on Sanborn Fire Insurance Maps), (Photo 20), is a one-story brick masonry addition, situated at the northwestern edge of the boiler house building. It is approximately sixteen and a half feet wide by twenty-one feet long. The north wall has a gently sloping metal canopy covering a pedestrian entry door, while the east and west wall parapets step down. A single sloping roof covers the one story addition.

1e) The Cloth Building (c1909 - 1913), (Photo 19), is a four-story addition to the main mill building, is located at the north end of the mill, and appears to have been constructed with exactly the same detailing as the main mill itself. The cloth building continues the use and rhythm of the windows from the main mills facades, and the roof line of the main mill building. The cloth building is approximately 137 feet long and ninety-seven feet wide. The slightly gabled roof, with an integrated soffit/gutter system, and exposed rafter tails tie into the existing roof system of the main mill.

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1f) Addition to Main Mill (c1920's – 1930's), (Photos 22-23), this addition is roughly forty-seven and a half feet long by 101 feet wide and was the final expansion to the main mill building proper; it is connected to the main mill to the north, by way of the cloth building.

This addition is two stories tall and began as a one story addition, with a second level being added c1965 (reference Sanborn map 1964 & 1965 Mill Extension Maps) and connects the main mill to the cotton house building. The initial one story addition is constructed using a red brick that is similar to the main mill; while the second level is constructed using the modern brick used to in-fill the original window openings. An opening has been cut out of the in-filled (original) opening, for a large modern roll-up door, which is covered by a metal canopy. Also, directly above the added canopy, is another opening cut into an in-filled opening, but has been re-in-filled with concrete masonry units.

Some factors that make this addition slightly different are the use of a structural steel system, and concrete flooring. There is a mechanical unit and roof top offices located on the roof of the addition to the mill. The building has a slightly sloping gabled roof with gutters located on the east and west sides, and a parapet on the north end.

1g) The Rest Rooms (Late c1930's - 1955), (Photo 24), is a five level high tower addition, constructed using modern brick that is located approximately eighteen bays in from the southwest corner of the main mill building. The tower is connected to the main mill building by way of two small hallways leading to the men's/women's restrooms, which are located on levels one through four. Overall, the restrooms are approximately twenty-eight feet long by seventeen feet wide. There are a total of eight window openings of various sizes on the tower on the south, west, and north facades. The tower is covered with the same integrated soffit/gutter system, exposed rafter tails, and ties into the existing roof system of the main mill.

1h) The Elevator Shaft (Late c 1930's – 1955), (Photo 25), is a four level high tower addition, constructed of modern brick that is located on the east elevation at about the midpoint of the main mill. It houses a set of stairs and an elevator that served levels one through four. The stair portion of the elevator shaft building is roughly fourteen feet wide and the elevator portion is approximately eight feet wide. The combined length of both the stair and elevator is approximately forty-six feet.

There are two scales of window openings that can be seen on the east and south elevations. The stairwell has the non-historic steel windows that resemble the segmental arched window openings of the main mill. The elevator shaft has a similar (steel) window, but is much smaller, and the proportions differ from the elevator shaft windows. The elevator shaft is covered with the same integrated soffit/gutter system, exposed rafter tails, and ties into the existing roof system. However, the elevator portion has a short parapet on the north, east, and south sides with concrete coping.

1i) The Office Building (c1962 - 1964), (Photo 26), was an addition that was considered to be the main office of the mill. The office building is an "L-shaped" configuration that is seventeen feet wide and stretches for roughly 100 feet along the south elevation, before wrapping the

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corner with an additional forty-five feet on the east. It was constructed using modern brick and consisted of two levels. There is a (non-historic) aluminum storefront entry covered by an awning, on the southeast corner, and six fixed (non-historic) aluminum windows that are spread out along the remainder of the elevation on the upper level. There is also a pedestrian entry door located on the lower level that is roughly centered on the south facade. The addition wraps the southeast corner of the building, and continues along the south facade before terminating into the second office building addition from c1979 – 1989. There is a single sloped roof and gutter that covers the addition.

1j) The Mechanical Buildings (c1961 - 1965), (Photos 28-29), were two five level high, almost identical additions, constructed using modern brick, and that are approximately forty-four feet long by thirty-two feet wide. The first mechanical building addition is located approximately four bays in from the south end of the main mill building and the second mechanical addition is roughly five bays from the north end. Both the first and second additions have large louver openings occurring on each floor. Both of the additions have a one way (slightly) sloping roof that ties into the existing roof system, metal coping, and a gutter on the west edge.

1k) Roof Top Offices (c1970³), (Photos 31-32), is a one story addition, located directly above the addition to the main mill (c1920's-1930's) and is connected to the north facade of the main mill. The roof top office is "T-shaped," and is roughly thirty-one feet long by twenty-five feet (at its largest point) and fourteen feet wide at the narrowest points. There is a pedestrian door on the north wall that provides access to the roof of the second level of the main mill building. There is a single sloped roof with a gutter on the north edge of the roof.

1l) The Mechanical Unit (c1970), (Photo 33), is a one story addition, located directly above the addition to the main mill c1920's-1930's (adjacent to the roof top offices) and is also connected to the north facade of the main mill. The mechanical unit is roughly twenty-seven feet long and twenty-three feet wide, and has a pedestrian door that provides access to the roof. There is a single sloped roof with metal coping but there are not any visible gutters.

1m) The Storage Shed (c1970), (Photo 34), is a one story modern brick addition that is roughly forty-three feet long by thirteen feet wide. The shed is located on grade at the lowest level, and connects directly to the south wall of the engine house and boiler house. The shed varies slightly in height, with the portion furthest west, higher than the rest. Both portions of the shed have pedestrian doors that provide access to the exterior near the water tower and restrooms building. The shed is covered with a single sloped roof without any visible gutters.

1n) The Storage House (c1970), (Photo 35), one story modern brick addition, located on grade, and attaches to the eastern facade of the main mill building. It is approximately fifty-one feet long and projects twenty-four feet from the east elevation of the mill and ten feet from the east elevation of the elevator shaft, which it also terminates into. There are several window openings

³The exact dates of construction for the Roof Top Offices, the Mechanical Unit, the Storage Shed, the Storage House, and the Storage Ware House No.2 are unknown. However, these structures are absent in the 1965 aerial and present in the 1979 aerial, suggesting a construction date range of 1966-1978. Circa 1970 was selected as an appropriate average representing this range.

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that have been in-filled with the same modern brick found elsewhere. These windows are minimal in detail and slightly resemble the rectangular windows found on the restrooms building. There is a pedestrian door on the north elevation that provides access to a small ramp/loading dock. The roof consists of a small parapet without any visible gutters.

1o) The Office Building No. 2 (c1979 - 1989), (Photo: 37), is a one story addition constructed of a similar red modern brick to that of the office building addition c1962-1964. The addition is located on grade at the lowest level and wraps the main mills southwest corner before terminating into the first mechanical building (nearest the south end of the site). There is a canvas canopy covering a non-historic three light aluminum window on the south façade. In addition there is a smaller one light window and two pedestrian doors on the west façade. The roof has a small parapet without any visible gutters.

1p) The Loading Dock (c1989 - 1997), (Photo: 38), is a one story metal addition that project's out approximately sixty-five feet from the second mechanical building's west façade. The loading dock is located between the engine house/pump house and the existing reservoir. There is an enclosed corridor that is approximately forty-five feet long that leads to the actual loading dock area. The loading dock area is roughly thirty-two feet long by fifteen feet wide.

1q) The Mechanical Shed (c1989 - 1997), (Photo: 39), is a one story metal addition that is approximately seventeen feet long by fourteen feet wide. The shed is located directly north of the loading dock. There is a pedestrian entry door that is subterranean and two window openings that have been in-filled with plywood. There is a sloped roof with a gutter at the south edge of the roof.

1r) The Freight Elevator (c1997 - 2013), (Photo: 40), is two story metal that is connected to the south elevation of the engine house. The elevator is roughly eleven feet long by twelve feet wide and provides access to the exterior, adjacent to the restrooms building. There is a sloped roof with gutters on the east, south, and west edges.

1s) The Mechanical Unit No.2 (c1997 - 2013), (Photo: 41), is a one story metal addition that extends from the second level up to the third level and is located on the southern façade of the engine house building. The building is roughly eighteen feet long and fifteen feet wide. There is a single sloped roof with a gutter on the south edge.

2) **The Reservoir** (c1900): Contributing Structure (Photo 11), the reservoir is roughly centered along the mill complex and is located on the west side of the property directly to the north of the mechanical shed c1989-1997 and directly to the west of the storage ware house number one. The reservoir has a capacity of 2,000,000 gallons and appears to have been unchanged since its inception, which is around time same time period as the main mill.

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3) **The Smoke Stack** (c1900 - 1902): Contributing Structure (Photo 15), the brick smoke stack tapers as it climbs in height from its concrete foundation base to the flared corbelled cap. The smoke stack also connects to the boiler house by an iron flue, and rises more than a full story above the main mill building and five stories above the adjacent boiler house.

4) **The Cotton houses** (c1900 - 1920): Contributing Building (Photos 16-18), the cotton house is a collection of five spaces that were added on to the previous addition over time. Collectively, they measure approximately 286 feet long by eighty feet (at its largest point) wide, and attached to the c1920's - 1930's addition to the main mill. Although, the first portions of the cotton houses were constructed at the same time as the main mill building, the cotton houses did not mimic the materials or construction methods of the main mill building. Each successive building that was added to the cotton houses resembled the aesthetic of the initial cotton house building. The series of buildings are timber framed with exposed masonry piers as the supporting structure between bays. The one story building has concrete flooring, and masonry walls dividing the different additions, that project out past the east façade, and through the roof. In addition, there is a walkway covered by a canopy that runs the length of the cotton house's east façade. There is a slightly sloping gabled roof that covers each addition, between the masonry walls dividing each section.

Additions to the Cotton houses

4a) **The Storage Ware House No.1** (c1962 - 1964) (Photo 27), is steel framed, and is approximately 300 feet long by sixty-eight feet wide. A concrete masonry unit wall divides the space nearly in half with a restroom, elevator, and metal stair/landing entry on the south wall of the building. The west elevation plays host to metal stair/landing and a metal canopy covered loading dock near its midpoint. The storage ware house number one has concrete flooring and is connected to the cotton house by a shared dividing wall, and it runs the entire length of the western façade of the cotton house. The roof has a single slope that drains to a series of gutters at the roofs edges.

4b) **The Storage Ware House No.2** (c1970) (Photo 30), the storage warehouse number two is a one story rectangular building, which is located at the northern most edge of the property, and has its long side perpendicular to the length of the cotton houses. A covered breezeway separates the storage ware house number one and number two. The overall length and width of the storage building is approximately 238 feet long and 119 feet wide. There is a restroom and office appendage connected to the east elevation that is roughly thirty-six feet long and twenty feet wide. The building has open web steel joist supported by concrete masonry unit perimeter walls, clad in brick veneer, and contains concrete floors. The building also has a slightly sloping gabled roof with gutters located on the north and south edges.

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5) **The Water Tower** (c1914 - 1920): Contributing Structure (Photo 21), the water tower is located on the southwestern corner of the main mill building and the base is roughly forty feet square. The metal tower rests on four metal truss legs and there is a centrally located pipe which connects to the groundwater source. The southwest leg of the tower supports a metal ladder which provides access to the top. There is a metal pyramidal roof on the tower. Similar to the smoke stack, the water tower also played an integral part to the mills success.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY
ARCHITECTURE

Period of Significance

1901-1965

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Lockwood Greene & Co
Joseph E. Surrine
Jacob Cagle

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The American Spinning Company Mill No. 2 is significant as a well preserved example of early twentieth-century industrial architecture and for its contribution to the industrial development of Greenville, South Carolina. As one of only thirteen remaining mills (many of which are quickly deteriorating) the American Spinning Mill stands as a reminder of the vibrant history of textile manufacturing in the South Carolina upstate, the workers who labored in the mills, and the neighborhoods created by them. The original mill complex was the first to be designed and built by the renowned engineers Lockwood & Greene, as well as Greenville residents Joseph E. Sistine and Capt. Jacob Cagle, all of whom were also responsible for the design and construction of American Spinning Mill No. 2.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Industry

The development of what became known as Greenville's Textile Crescent began in the mid-1890s when entrepreneurs began building a series of textile mills around the western edge of the city of Greenville. The growth of this area revolutionized the regional landscape and brought in large multi-story brick factories and communities of mill villages. The first three mills that came into existence within the crescent were the American Spinning Mill (also known as Sampson Mill), Poe Mill (adjacent to the American Spinning Mill), and Mills Mill (Just South of downtown Greenville). All of the early mills were strategically located just outside the boundary of city limits to avoid taxes on the properties. Another common characteristic among most mills along the crescent was that they were located on a branch of the Reedy River to take advantage of the waterpower and to have easy access to the Southern Railroad.

A few months after the opening of the American Spinning Mill, Francis Poe opened the Poe Mill. To follow was Mills Mill in the spring of 1897 and then a second wave of mill construction began in 1900 with the completion of Brandon, Carolina, Monaghan, Woodside and Union Bleachery Mills. Around a decade later was the end of the boom of the mills with the completion of the Judson and Dunnean Mills. Every mill was accompanied by a mill village and they all had at least one baseball team to give the communities dignity and pride. By the turn of the century, the surface of the city was changing and steering away from wooden buildings because of their tendency to burn down and driving towards fire-proof brick construction. By the 1970s, many mills were no longer operating mostly due to wage competition and workers leaving for better opportunities.⁴

⁴ Bainbridge, Judith T. *Historic Greenville: The Story of Greenville & Greenville County*. San Antonio, TX: Historical Publishing Network, 2008. Accessed May 26, 2016.

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The American Spinning Company's history begins across the street of the present day mill with the Original Mill (often referred to as the Little Mill, Sampson Mill, or Mill No.1) where Oscar H. Sampson begun his second mill company in 1895 and assembled a construction and design team that would go on to build the majority of the Mills in the Greenville Textile Crescent.⁵

Oscar H. Sampson originally hailed from Boston, where after the Great Boston Fire of 1872, Mr. Sampson looked to the South to expand his yarn manufacturing business. In 1873 Sampson and his son-in-law, George S. Hall leased an old mill from Vardy and Alex McBee on the Reedy River. The Mill later became known as Camperdown #1. In late 1875 Sampson negotiated another lease with the McBee brothers and began to build and operate another mill on the East side of the river by Reedy River Falls (now Falls Park in the heart of Downtown), known as Camperdown Mill #2. In 1876, Sampson, Hall & Co. was reorganized and renamed The Camperdown Mills Company. Many of the stockholders were prominent Greenville residents, including Thomas M. Cox, Hamlin Beattie, Alexander McBee, T. Q. Donaldson, W. T. Shumate, and H. C. Markley. The re-organization also made O.H. Sampson president of the company and George Hall Vice President. However, after several fires, litigations among the stockholders, and financial problems, in the early 1890's Sampson closed down Camperdown #2, scavenged all the equipment, and began construction of Sampson Mill, which in 1896 was purchased by the American Spinning Company for \$100,000.00, though Sampson remained one of the founding partners.⁶

The Sampson Mill was located in Northeast Greenville just across Hammett St to the South of the present mill. The two-story Sampson Mill was truly a unique design, with a heavy timber structure and floors. The mill had a new roofing technology at the time, a low-sloped pitch and gravel roof. It was completely enclosed with glass, prompting many Greenville citizens to compare it to a greenhouse. The original mill held 10,000 spindles, formerly from Sampson's Camperdown Mill, and was first used as a yarn mill. Just to the North, between two historic railroads and Langston Creek, the present-day Masonry Cloth Mill (commonly known as the Main Mill) was completed between late 1901 and early 1902 as American Spinning Company expanded its production capacity. Again, the Main Mill was designed by Lockwood Greene & Co. with the help of engineer Joseph E. Serrine and contractor Capt. J. Cagle. The Main Mill is rectangular in plan and constructed in a five-story, four bay design. The masonry building has a low-sloped gabled roof, with an integrated soffit/gutter system, and exposed rafter tails, which are still preserved today. The addition of this new cloth mill in 1901-02 increased American Spinning Company's capital to \$350,000 from \$125,000 produced by the original Sampson Mill.

⁵ Car, Danielle. "Run of the Mills." Town Carolina. 3 January 2014. Web. 20 March 2015.; Trinkley, Michael (Editor). "Life Weaving Golden Thread: Archaeological Investigations at the Sampson Mill Village, Greenville County, South Carolina". Research Series 36. Chicora Foundation, Inc., Columbia. March 1993. Pg 20. ; Bainbridge, Judith. "Greenville history, development entwined with mill villages." Greenville Roots. n.d. Web. 2 March 2015 ; Trinkley, Michael; Hacker, Debi; Adams, Natalie. "A Heritage Resources Management Plan for Greenville County, South Carolina: Our Gift to the Future". Research Series 46. Chicora Foundation, Inc., Columbia. December 1995. Pg 128,154.

⁶ Forrester, Penelope. "The Genesis of Camperdown". The Camperdown Mills – Greenville South Carolina. The Camperdown Mills Historical Society. Sword To Pen Productions 2012-2013. Web. 12 March 2015.; "History: The Camperdown Mills". The Greenville Textile Heritage Society. 2009-2015. Web. 26 March 2015.; Car, Danielle. "Run of the Mills." Town Carolina. 3 January 2014. Web. 20 March 2015.; Trinkley, Michael

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In 1903, when the third major expansion was completed, The American Spinning Companies capital almost doubled to \$600,000. By this time they had 35,000 spindles and roughly 800 employees. By contrast, in 1903 Mills Mill had 27,000 spindles and 740 looms with approximately 500 employees while Monaghan Mill had 60,000 spindles and a mill village being constructed for their 700 employees. Nearby Poe Mill expanded in 1903 to include 60,000 spindles, a capital of \$500,000 and roughly 900-1,000 Employees. By 1907, the American Spinning Mill had grown to 40,000 spindles with the main products being cotton sheeting and ply yarns. Many of the contributing buildings and additions began to take shape during this time period and serve as a testament to the American Spinning Company's success in these early years. The first few additions were the Engine house, Boiler House, and the Smoke Stack to the West, and the first Cotton House to the North, all being completed circa 1902. All of these additions were commercial style brick masonry and were integral to the daily operations of the mill.⁷

In 1911 production had increased to almost 5,000,000 pounds with 52,416 spinning spindles and 5,000 twister spindles working around the clock. By 1913 another round of expansion had been completed including the pump house, two additional cotton houses, a small addition to the boiler house, and another major expansion to the North side of the Main Mill designated as the Cotton Building increasing the total output to 53,760 spindles, 1104 looms, and over 500 employees. All of these additions were brick masonry to match the existing construction of the mill. The last of the contributing structures were completed in the 1920's. This included another masonry addition to the Cotton houses, the construction of a metal water tower on four metal truss legs, and a small masonry addition to the first floor of the North elevation of the main mill, connecting the mill to the cotton houses. Another 16 additions were made over the years to update the Mill with the latest technology and mechanical equipment. This includes the addition of external restrooms and elevators in the 1930's and 40's, an office building, more storage warehouses, mechanical units, a loading dock, and several concrete structural supports on the East elevation in the 1960's-70's.⁸

⁷ Trinkley, Michael (Editor). "Life Weaving Golden Thread: Archaeological Investigations at the Sampson Mill Village, Greenville County, South Carolina". Research Series 36. Chicora Foundation, Inc., Columbia. March 1993. Pg 20, 22.; "Cotton". n.p. October 1915. Pg 504. Received via Bob Duke, Greenville South Carolina Textile Heritage Society.; "CAGLE-L Archives". Rootsweb, Finding our Roots Together. Ancestry.com. 2014 (Information Posted 18 Jan 2002. Web. 25 March 2015.; Nice, Mike. "Textile Mill Series: Mill's Mill." Greenville Daily Photo. Last modified July 26, 2013. Accessed May 26, 2016. <http://www.greenvilledailyphoto.com/index.php/tag/textile-crescent/>; Bainbridge, Judith T. Historic Greenville: The Story of Greenville & Greenville County. San Antonio, TX: Historical Publishing Network, 2008. Accessed May 26, 2016; "Mills Mill - Greenville, South Carolina." South Carolina's Information Highway. Accessed May 26, 2016. <http://www.sciway.net/sc-photos/greenville-county/mills-mill.html>. "Monaghan Mill - Greenville, South Carolina." South Carolina's Information Highway. Accessed May 26, 2016. <http://www.sciway.net/sc-photos/greenville-county/monaghan-mill.html>. Huff, Archie Vernon, Jr. Greenville: The History of the City and County in the South Carolina Piedmont. Columbia, SC: Greenville County Historical Society, 1995. Accessed May 26, 2016. 1902 Sanborn Map.

⁸ "American Spinning Company, Greenville, SC". Greenville News. 30 December 1923. Received via Bob Duke, Greenville South Carolina Textile Heritage Society.; 1908, 1913, 1920, 1961, 1964 Sanborn Maps; 1955, 1965, 1979, 1989, 1997, 2013, 2015 Greenville, SC Historical Imagery, Greenville County GIS Historical Aerial Photography Viewer.

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The Main Mill was surrounded by three prominent mill villages that once housed, entertained, and provided for its work force. At its peak the mill village supported 700 workers with a total population of roughly 2,000 individuals. The initial village was begun in 1895 after O.H. Sampson began construction of Mill #1. Its 31.15 acres extended north from Buncombe Road and the Earle family Cemetery. The first village consisted of forty-five cottages in the traditional “saltbox” style as was common in most mill villages of that time. The Second Village appears to have developed to the East of the Mill sometime before the 1920’s while the third and final phase was constructed on an additional 42.5 acres to the north of the original village. The American Spinning Company was one of the first textile manufacturers to realize the importance of a healthy and happy workforce. In 1907 they constructed a “splendid” school (one of the first mill schools in Greenville County) at the cost of \$12,000 and annually contributed \$500-\$800 to help pay for the three teachers. In the 1920’s they invested over \$200,000 into their villages (equal to almost \$2.5 Million in 2015) making rents the cheapest in the area (¢25 as opposed to ¢75 everywhere else) and supporting two churches, a school, library, swimming pool, full utilities and sewer, and paved streets and sidewalks. Though much of the mill village was demolished by the 1970’s, their impact on the development of Greenville is still evident in the layout of the surrounding neighborhoods; as well Bethel United Methodist Church and Cherrydale Baptist Church that still mark the heart of the first village.⁹

Historically, life in mill villages was difficult, pay was low, workers were forced to work 10-12 hour shifts, sometimes including women and children (in one archaeological study at the American Spinning Mill village a woman commented that her mother began working at the mill at age seven). However, results from an archeological excavation and research survey conducted by the Chicora Foundation in 1993, discovered that many residents had fond memories of the American Spinning Mill village. Several neighbors mentioning they had “good feelings” when they thought back to their old neighborhoods. Referencing the “tight knit” community they had as well as the fact that all of them were poor, but they all had what they needed to be happy. The archaeological finds further suggested that the workers lives were not as bleak as other mill villages and farming communities around the country. Archaeologists discovered that many residents had access to gardens and relatively healthy diets that were comparable to their rural counterparts. In addition, a large amount of toys and toy fragments were found, suggesting once again, that mill families may have been slightly better off than those living in the countryside. Although the mill owners had an unprecedented amount of control over villagers lives, The American Spinning Company invested heavily in its population’s education. This gave many opportunities to children of mill families that otherwise may have not been possible in a traditional rural environment. This is also evident in the amount of references to the Mill School when surviving residents were interviewed during the archaeological excavations. Without the

⁹ “American Spinning Mill Village, Sheeting and Ply Yarns”. n.p. Early 1900’s. Received via Bob Duke, Greenville South Carolina Textile Heritage Society.; “History: American Spinning Company”. The Greenville Textile Heritage Society. 2009-2015. Web. 2 March 2015; Trinkley, Michael (Editor). “Life Weaving Golden Thread: Archaeological Investigations at the Sampson Mill Village, Greenville County, South Carolina”. Research Series 36. Chicora Foundation, Inc., Columbia. March 1993. Pg 20-28; “American Spinning Company, Greenville, SC”. Greenville News. 30 December 1923. Received via Bob Duke, Greenville South Carolina Textile Heritage Society.

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mill, many of Greenville's residents would not have received an education, as well as basic health care, and many social and recreational opportunities.¹⁰

With a semi-circle of sixteen cotton mills and two dye and bleaching mills with construction dating between the late 1800s through 1920, located within miles of Greenville's Main Street, the Textile Crescent laid the groundwork for the city's industrial development. Currently, only thirteen of the initial eighteen mills remain. Today, many mills have been demolished, are in a state of disrepair, or have burned to the ground; there are still several mills along the Textile Crescent that are listed on the National Register of Historic Places and are being recognized for their historical significance.¹¹

Despite their continued growth and acknowledgment of worker's happiness, American Spinning Company changed hands in 1926 after a hostile takeover from Florence Mills. The mill and village, however, continued to strengthen as the U.S. began to enter the Great Depression. As a testament to the dedication of employees thanks to the investment in their well being by the mill, the United Textile Workers Strike that began in September 1934 only temporarily stopped the mill operations. Thousands of textile mill workers walked out of their jobs in order to seek better pay and improved working conditions. The strike was one of the biggest industrial strikes in U.S. history. The strike spread quickly through New England, the Mid-Atlantic, and the U.S. Southern states while lasting twenty-two days. The backlash of the strike resulted in rapid decline of textile production. The American Spinning Company was one of the few mills, along with Monaghan Mill, that was able to bounce back and continue operations after this labor unrest. In 1953 Florence Mills was acquired by Cone Mills who continued operations, now manufacturing denim for companies like Levis Strauss, until they closed the doors at midnight on June 27, 1990, making The American Spinning Company Mill one of the longest operating mills in Greenville.¹²

¹⁰ Adams, Natalie. "The Archaeology of Life at the American Spinning Company Mill Village and the Value of Local Volunteers". Chicora Research Contribution 104. Chicora Foundation, Inc., Columbia. 3 April 1993, Pg 1.; Trinkley, Michael (Editor). "Life Weaving Golden Thread: Archaeological Investigations at the Sampson Mill Village, Greenville County, South Carolina". Research Series 36. Chicora Foundation, Inc., Columbia. March 1993. Pg 28,64.; ; Trinkley, Michael; Hacker, Debi; Adams, Natalie. "A Heritage Resources Management Plan for Greenville County, South Carolina: Our Gift to the Future". Research Series 46. Chicora Foundation, Inc., Columbia. December 1995. Pg 154.

¹¹ Tingle, Steven. "Run of the Mills." Town Carolina. Last modified January 3, 2014. Accessed May 26, 2016. <http://towncarolina.com/article/run-mills/>.

¹² "History of Florence Plant Dates Back to July, 1982." The County. The Cliffside Historical Society. 2012. Originally published From the Forest City Courier, Gold Anniversary Edition. 1 August 1968. Web. 20 March 2015.; Trinkley, Michael (Editor). "Life Weaving Golden Thread: Archaeological Investigations at the Sampson Mill Village, Greenville County, South Carolina". Research Series 36. Chicora Foundation, Inc., Columbia. March 1993. Pg 27.; "History: American Spinning Company". The Greenville Textile Heritage Society. 2009-2015. Web. 2 March 2015.; "American Spinning". n.p.. n.d.. Received via Bob Duke, Greenville South Carolina Textile Heritage Society.

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Criterion C: Architecture

When Oscar Sampson began construction of the Original Mill in the late 1800's he unknowingly hired a design and construction team that would go on to build many of the surrounding Mills and mill additions in the textile crescent. The American Spinning Mill was designed by Lockwood Greene & Co., one of the nation's oldest engineering firms, with help from a prolific local builder, Capt Jacob Cagle, and Furman University Alumni Joseph Serrine as civil engineer.

Joseph E. Serrine (1872-1947) moved to Greenville in the 1880's to study at the Greenville Military Institute. He then earned his Bachelor of Science at Furman University in 1890. Soon after he began his professional practice as a civil engineer and in 1894 he was hired by Lockwood Green & Co to do some of the local work on their first mill in Greenville (possibly Poe Mill with Sampson's Mill No. 1 also beginning directly across the railroad tracks) eventually becoming a full time employee in 1898 and head of their newly established Greenville office and Southern manager of the firm. In the three years before Stephen Greene's death in 1901, Serrine managed about twenty mill projects including the Loray Mill project, one of the largest and most technically advanced mills in the nation at that time. After Greene passed away, Serrine parted ways with the famed company and resumed his independent architecture and engineering practice in Greenville until his death in 1947.¹³

Capt. Jacob W. Cagle was born in North Carolina in 1832. In 1853 he moved to Greenville, S.C. and in 1861 enlisted in the Butler Guards of the 4th Regiment of the Confederate Army. Anxious to fight, his company was soon transferred to the 2nd Regiment under Colonel Kershaw in Virginia. Cagle quickly raised in the ranks from Private all the way to Captain as he participated in over twenty battles including: First Manassas, Georgetown, Savage Station, Harper's Ferry, Antietam, Chancellorsville, Gettysburg, Knoxville, Wilderness, Spotsylvania Court House, Petersburg, Charleston, and Cedar Creek. Towards the end of the war his unit was sent to Smithfield and Bentonville to halt Sherman's advance on South Carolina. After the war, Capt. Cagle became a successful contractor and mill builder. He was known to have built many of the major mills in Greenville in cooperation with Joseph E. Serrine and Lockwood Greene & Co such as American Spinning Co., Mill No.1; Poe Manufacturing Co., Mill No. 1; Brandon Mills, No's 1 and 2; Belton Mills; Abbeville Cotton Mills; and the Piedmont Warehouse Company.¹⁴

The history of Lockwood Greene & Co. all began when Rhode Island native David Whitman began his machinery repair service in 1832. During the industrial revolution in textile manufacturing, he added mill design services to his skill set and his business prospered throughout the century. After Whitman's death in 1858, Amos D. Lockwood, a consultant and prominent mill agent, succeeded him. He opened an independent consulting office with partner John W. Danielson in 1871 and for ten years they took part in over a handful of large-scale mill design projects as A.D. Lockwood & Company. In 1873, they designed the Piedmont

¹³ Wells, John E.. "Serrine, Joseph Emory (1872-1947)". North Carolina Architects & Builders: A Biographical Dictionary. The NCSU Libraries and The NCSU Libraries Copyright & Digital Scholarship Center. 2009. Web. 26 March 2015.;

¹⁴ "CAGLE-L Archives". Rootsweb, Finding our Roots Together. Ancestry.com. 2014 (Information Posted 18 Jan 2002. Web. 25 March 2015.

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Manufacturing Company mill in Greenville, South Carolina, which stood as a prototype for the textile industry in the south. In 1882, Lockwood established a new business with Stephen Greene, called Lockwood, Green and Company. Stephen Greene was a trained civil engineer who had joined the firm in 1879. The firm grew, expanded its depth of services provided, and became a major leader in its field. After Lockwood's death in 1884, Greene became president of the company and he decided to expand into other markets while simultaneously creating the first factory operated by electric wires from a remote power plant, otherwise known as the Columbia Mills project. Columbia Mills was designed in 1893 east of the Columbia Canal in Columbia, South Carolina. Greene's son Edwin, who took over the company after his father's death, reorganized the company in 1915 into three entities; one to provide engineering services, another to run the cotton mills owned by the company, and a third to manage other company's textile mills. The textile depression of 1923 to 1928, however, caused the company to dissolve the two entities focused on running the textile mills and again refocused the company into providing engineering services.¹⁵

After the Depression's devastating impact on the economy, the company started to succeed again during the Second World War and growth continued at a steady pace for many decades. In the late 1960s, as a result of declining business, the company's headquarters was transferred from Boston to Spartanburg, South Carolina.¹⁶

It was common that Northern investors like Lockwood and Greene preferred not to publicize their investments in Southern enterprises. They came into the region by setting up alliances with native groups that provided capital investment. Many investors entered the field through southern agents, such as Joseph E. Serrine, who headed Lockwood, Greene's Greenville office before going out on his own. The vigilance of northern investors venturing south was also because of their habit to enter into a deal with a firm only in the later stages of development in response to an appeal from the firm for funds to make up a capital deficit. For example, in 1882, the board of the Pacolet Manufacturing Company consisted of only South Carolinians, but by 1883 had Amos Lockwood of Lockwood Greene & Co and J.D. Murchison of Baltimore as members. By 1895, a third of its stock was held in the Northeast. Ultimately, Northerners made a huge impact on the field's success in the South as well as with economic development and social modernization.¹⁷

Lockwood Greene & Co continued to be a leader in Mill engineering and design until they were acquired by CH2M Hill in 2003. Lockwood Greene & Co engineered and built many of the

¹⁵ "Lockwood Greene Records". Collection Number AC1113. Processed 2008-2010. Archive Center, National Museum of American History, Smithsonian Institution. Web. 26 May 2016; Marsh, Allison. "Water, water everywhere: The history behind Columbia, South Carolina's troubled canal." Last modified October 9, 2011. <http://americanhistory.si.edu/blog/columbia-south-carolinas-troubled-canal>.

¹⁶ "Lockwood Greene Records". Collection Number AC1113. Processed 2008-2010. Archive Center, National Museum of American History, Smithsonian Institution. Web. 26 May 2016.

¹⁷ Fraser, Walter J., Jr, and Winfred B. Moore, Jr, eds. From the Old South to the New. Westport, CT: Greenwood Press, 1981.

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Mills in the Greenville area including Brandon Mill, Monaghan Mill, Mills Mill, Poe Mill, and Judson Mills.¹⁸

The New England factory mill originated in Rhode Island, when Samuel Slater, a young immigrant, arrived in the United States. New England had an ideal climate, cool and damp, for cotton spinning and weaving threads. In 1790 Slater opened a mechanized cotton spinning operation and then soon after in 1793 he built the nation's first factory constructed specifically to house cotton spinning machinery. The textile mill exponentially grew in New England and by 1900 was the region producing half of the wool and four-fifths of the cotton textiles in the nation. This led most textile mills in the south to mirror the style that had been born in these New England factories.

In particular, employees at Lockwood Greene & Co and W.B. Smith Whaley adapted this style of architecture and engineering and brought it to the South. Nearly all of the mills constructed in South Carolina took the form of large linear brick buildings with repetitive window form, low-pitched gable roofs, and a focus on ventilation. Many mills including American Spinning and Mills Mill also had round arch windows and smokestacks. Aside from these similarities, there were several architectural differences of the southern textile mills due to geography and function. For example, mills dependent on water like the Camperdown Mills and Piedmont Mill were built close to rivers and those with steam and electric power such as Brandon Mill and Judson Mill were built inland. Additionally, the type of product produced inside of the mill also contributed to these differences. Cotton mills from the late nineteenth and early twentieth century appeared tall, narrow, and long with a low-pitch roof and later operations such as bleaching, printing and dye works companies like the Union Bleachery Mill had a one story structure with distinct areas for the various processes that went into their production.¹⁹

At the time, textile mills were constructed as a loft building that was engineered to house a specific industry type. During the nineteenth century, mill engineers and Mutual Fire Insurance Companies dominated this field and collaboratively worked on improving the design of mills. Fire-resistive construction focused on the concept of isolation and urged for the removal of operations that had risk from the main building. Due to the flammability of cotton bolls and objects in the picker apparatus, operations were held in freestanding structures. By dividing the mill property into multiple parts, it avoided a fire from spreading from one part to another. Mill engineers accomplished implemented this firebreak into the buildings by having each floor sealed off from all other and by installing self-closing fire doors to stair towers. Also, floors were watertight so that automatic sprinklers would create a shallow puddle of water to keep the floors from catching fire. In the twentieth century, mills like the American Spinning Mill made adjustments in the components of fire-resistive construction in textile mills. Typical changes included filled in windows, painted brick, wood columns, and heavy timber instead of cast-iron. This more reliable form of fire walls and heavy timber framing was known as "slow-burning construction" because it was resistant enough to hold off until a fire was contained and put out.

¹⁸ "Lockwood Greene Records". Collection Number AC1113. Processed 2008-2010. Archive Center, National Museum of American History, Smithsonian Institution. Web. 26 May 2016.

¹⁹ Bradley, Betsy Hunter. *The Works: The Industrial Architecture of the United States*. New York, NY: Oxford University Press, 1999.

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This type of construction also included low-pitch roofs and thick plan flooring due to risk of fire.²⁰

While the architecture of American Spinning Mill largely followed its function, the design and development also reflected major economic, social, and cultural development trends of the era. For example, the fact that the American Spinning Mill had additions between 1920s-1930s including the “cotton houses” that were connected to the main mill, and then again in the 1960s-1970s with two larger masonry storage warehouses added to the west facade, reflected the dramatic expansion of South Carolina’s textile industry between the early twentieth century and the years following World War II. The American Spinning Mill along with many other mills in the area progressed with the industry and the advancement of South Carolina’s economy and kept up with the introduction to new machinery and increased need for production to meet the demands of a growing field and community. With expansions came more equipment and increased mechanical control of indoor air quality and moisture, which led mills to having brick infill windows to contain the conditioned air. This is present at American Spinning Mill after alterations in the later nineteenth century, which is a prime example of the mill’s continued development of the structure to sustain modern evolutions. The American Spinning Mill, and the industrial architecture that it represents, reflects important historical trends in the economic and industrial development of the upstate of South Carolina, during the late nineteenth and twentieth centuries. The legacy of mill life has had a dramatic effect on the shaping of modern day Greenville. As a catalyst of the development of the surrounding neighborhoods, and an integral part of Greenville’s economic and cultural development, the American Spinning Mill has cemented its legacy as a well preserved example of Greenville’s industrial past.

²⁰ Bradley, Betsy Hunter. *The Works: The Industrial Architecture of the United States*. New York, NY: Oxford University Press, 1999.

American Spinning Company Mill
Name of Property

Greenville, SC
County and State

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American Spinning Company Mill

Greenville, SC

Name of Property

County and State

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American Spinning Company Mill

Greenville, SC

Name of Property

County and State

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American Spinning Company Mill
Name of Property

Greenville, SC
County and State

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Greenville Historic Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 12.77

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|----------------------------|--------------------------|
| 1. Latitude: 34°52'23.09"N | Longitude: 82°24'43.08"W |
| 2. Latitude: 34°52'24.98"N | Longitude: 82°24'45.81"W |
| 3. Latitude: 34°52'33.90"N | Longitude: 82°24'41.75"W |
| 4. Latitude: 34°52'31.32"N | Longitude: 82°24'35.76"W |

American Spinning Company Mill
Name of Property

Greenville, SC
County and State

Or
UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | easting: | Northing: |
| 2. Zone: | easting: | Northing: |
| 3. Zone: | easting: | Northing: |
| 4. Zone: | easting : | Northing: |

American Spinning Company Mill
Name of Property

Greenville, SC
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The American Spinning Company Mill property is shown on the attached Greenville County property tax map. The boundary comprises all of the property located within Tax Map Parcel #0153000100100, located at the American Spinning Company Mill, 300 Hammett St. The mill property is bordered on the east side by railroad tracks and on the west by Victor Street, Langston Creek, and railroad tracks. Hammett St is to the South and the north side of the property is adjacent to a storage and warehouse district.

Boundary Justification (Explain why the boundaries were selected.)

The boundary represents that parcel of land historically associated with the American Spinning Company property from the time it was subdivided from other lands. The site included the main manufacturing building, warehouses, water tower, smoke stack, reservoir, and parking.

11. Form Prepared By

name/title: Josh Bucher
organization: Lambert Architecture and Construction Services
street & number: 522 Lady St
city or town: Columbia state: SC zip code: 29201
e-mail jbucher@lambertarchcs.com
telephone: 803.451.8359
date: 5/25/16

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

American Spinning Company Mill
Name of Property

Greenville, SC
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: American Spinning Company Mill

City or Vicinity: Greenville

County: Greenville

State: South Carolina

Photographer: Scott Lambert

Date Photographed: 02/11/2015; 02/10/16; 04/09/16; 06/18/2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Main Mill Building, South Elevation, Facing North
2. Main Mill Building, South end of West Elevation, Facing Northeast
3. Main Mill Building, North end of West Elevation, Facing Southeast
4. Main Mill Building, North end of East Elevation, Facing South
5. Main Mill Building, South end of East Elevation, Facing Northwest
6. Main Mill Building, Third Floor Interior of 1902 section, Facing North
7. Main Mill Building, Fourth Floor Interior of 1902 section, Facing North
8. Main Mill Building, Interior in-filled window, at main mill and cloth building addition, Facing West
9. Main Mill Building, Interior Stairway, Facing East
10. Main Mill Building, Southeast Elevation Detail, Facing Northwest
11. Reservoir, Facing Northwest
12. Engine House interior, Facing Northwest
13. Pump House, Facing South
14. Boiler House, Third Floor Interior of 1902 section, Facing East
15. Smoke Stack, Facing East
16. Cotton House, North end of East Elevation, Facing Southwest
17. Cotton House, Mid-point of East Elevation, Facing West
18. Cotton House, South end of East Elevation, Facing Southwest
19. Cloth Building, Facing Northwest

American Spinning Company Mill

Greenville, SC

Name of Property

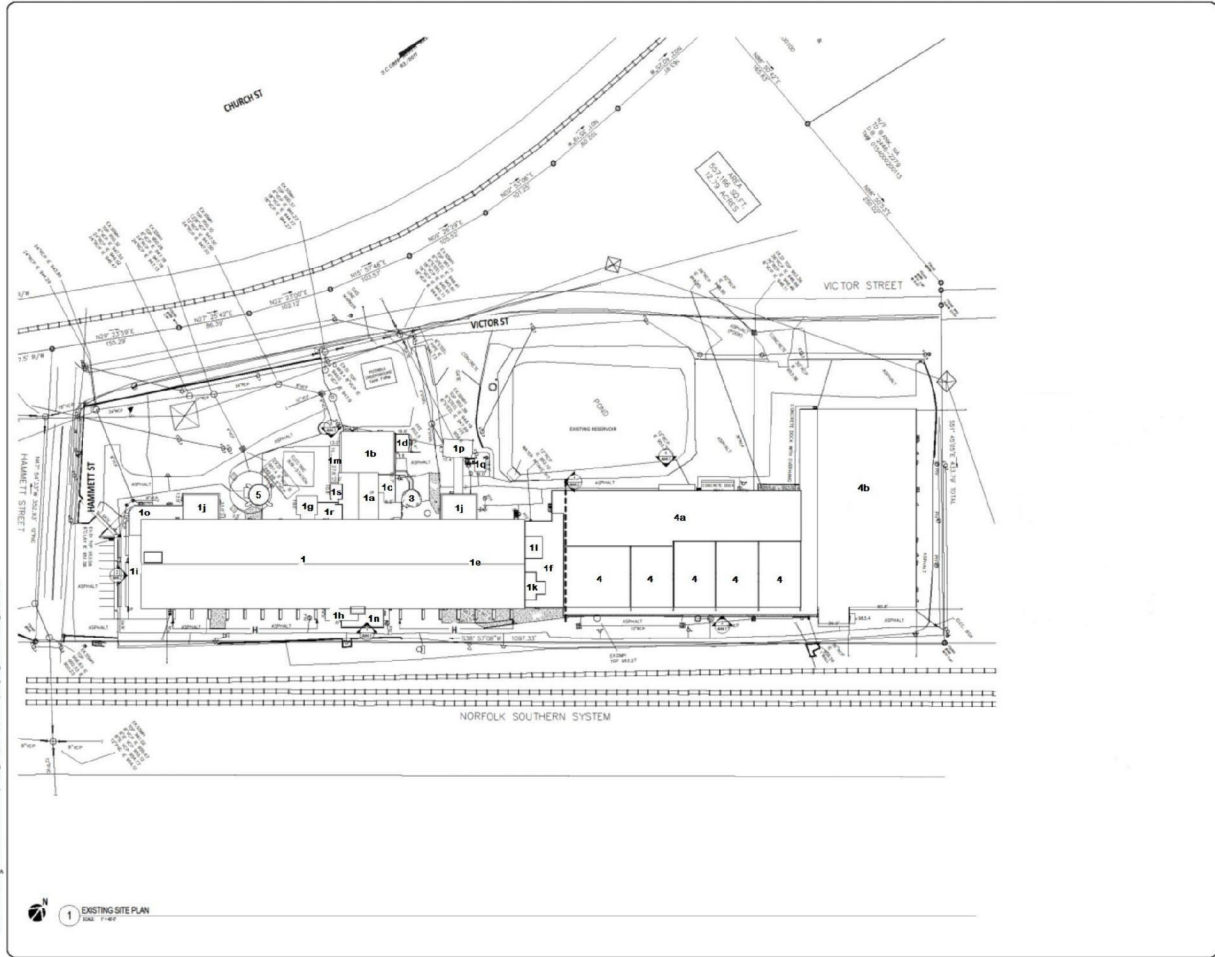
County and State

20. Black Smith Shop - Boiler House Addition (Noted as BL. SM. on Sanborn Maps), Facing Southeast
21. Water Tower, Facing East
22. Addition to Main Mill, Facing Southwest
23. Addition to Main Mill, Interior, Facing Northwest
24. Restrooms, Facing Southeast
25. Elevator Shaft, Southeast Elevation, Facing Northwest
26. Office Building, Southeast Elevation, Facing Northwest
27. Storage Ware House No. One, Mid-point of West Elevation, Facing East
28. Mechanical Building No. One, South end of West Elevation, Facing Northeast
29. Mechanical Building No. Two, North end of West Elevation, Facing Southeast
30. Storage Ware House No. Two, North end of West Elevation, Facing Northeast
31. Roof Top Offices, Interior looking towards the Cloth Building, Facing South
32. Roof Top Offices, Interior from entry door, Facing Northwest
33. Mechanical Unit, Facing Southeast
34. Storage Shed, Mid-point of West Elevation, Facing Northeast
35. Storage House, Mid-point of East Elevation, Facing Northwest
36. Structural Supports, South end of East Elevation, Facing West
37. Office Building No. Two, Southwest elevation, Facing Northeast
38. Loading Dock, Mid-point of West Elevation, Facing North
39. Mechanical Shed, North end of West Elevation, Facing Northeast
40. Freight Elevator, Mid-point of West Elevation, Facing Northeast
41. Mechanical Unit No. Two, Mid-point of West Elevation, Facing Northeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





American Spinning Mill Site Plan

LAMBERT
ARCHITECTURE
CONSTRUCTION SERVICES

NOT FOR CONSTRUCTION

AMERICAN SPINNING MILL
 CONSTRUCTION SERVICES
 AMERICAN SPINNING MILL

EXISTING SITE PLAN

DATE: 02-22-2011
 DRAWING: AH0.1

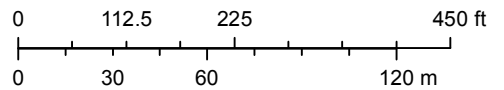
AH0.1

American Spinning Company Mill No. 2



August 31, 2016

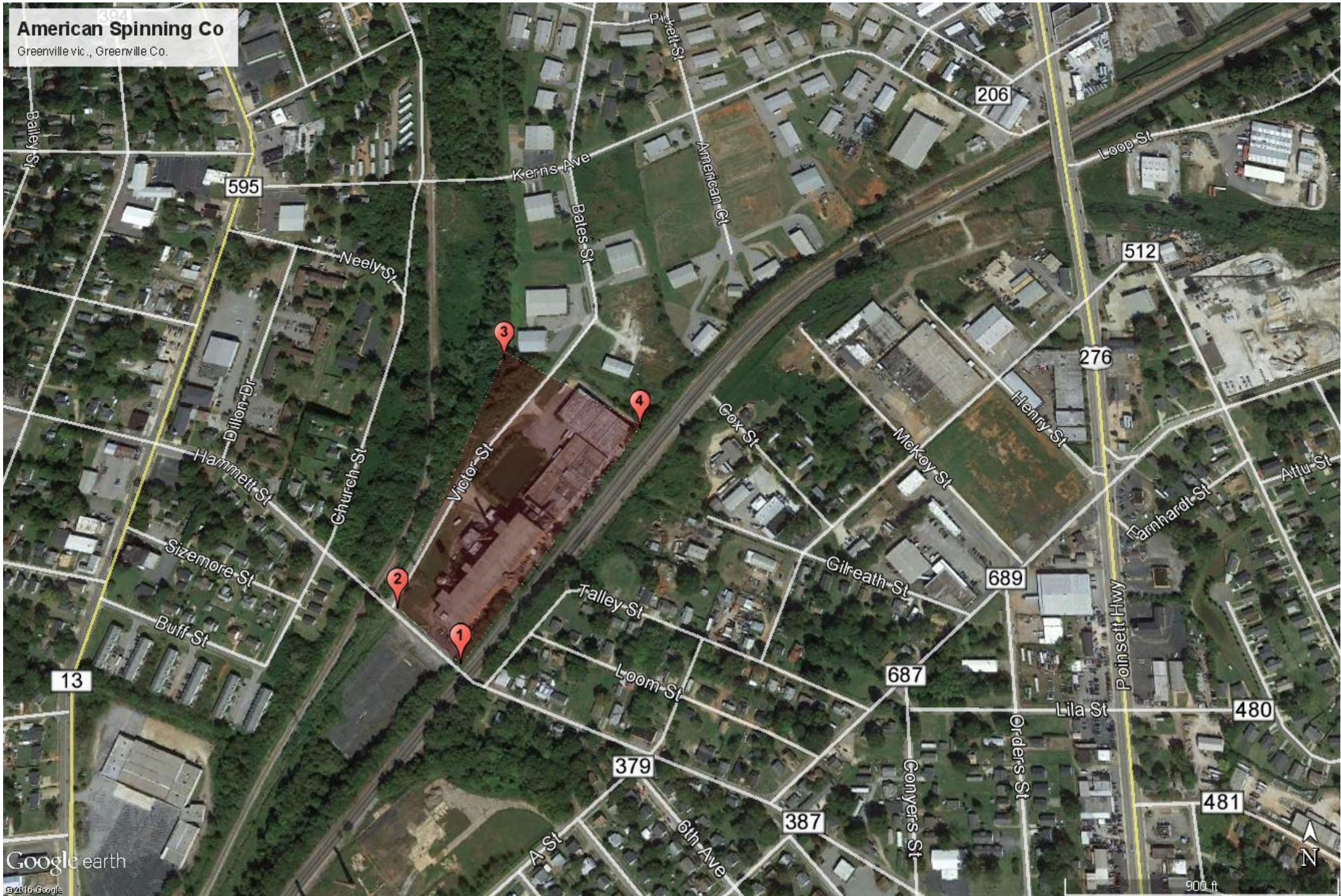
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Greenville County GIS
Greenville County South Carolina GIS Division

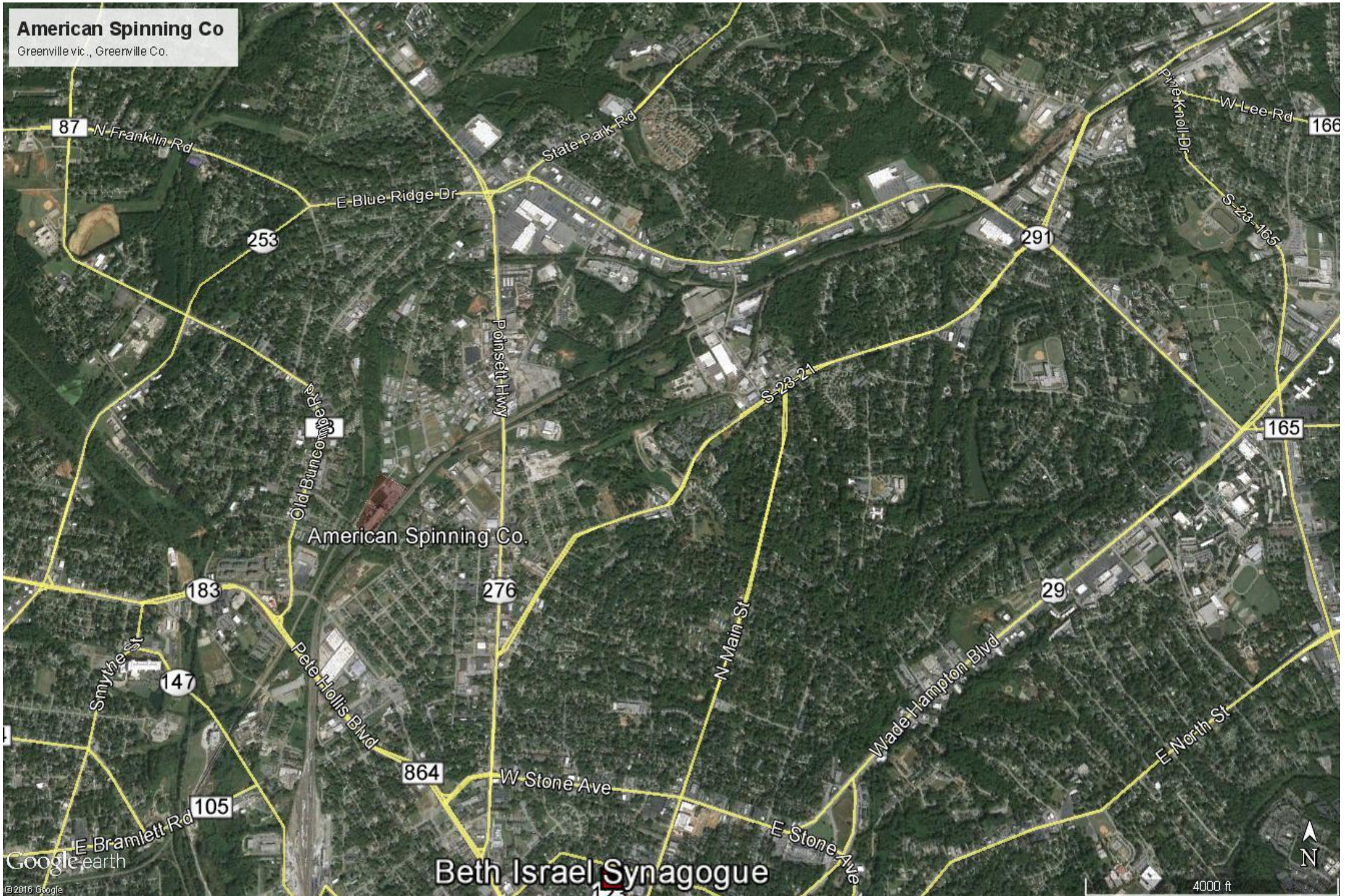
American Spinning Co

Greenville vic., Greenville Co.



American Spinning Co

Greenville vic., Greenville Co.



Google Earth

© 2016 Google

Beth Israel Synagogue

4000 ft

American Spinning Co

Greenville vic., Greenville Co.

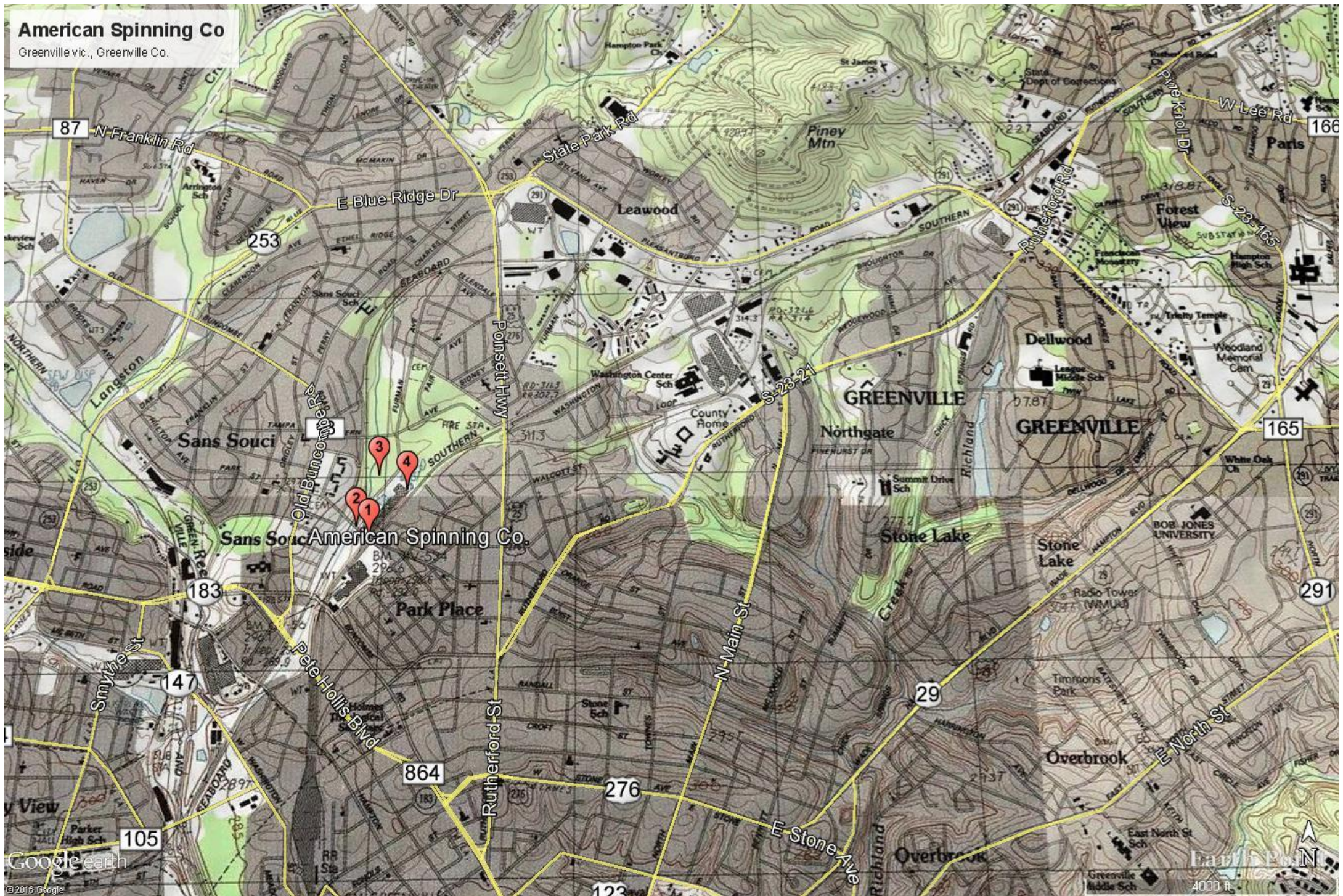


EXHIBIT B:

Vesting Deed

(See Attached)



2019027195

4 Pgs

DEED Book: DE 2563 Page: 3775 - 3778
April 16, 2019 03:18:41 PM Cons: \$9,000,000.00
Rec: \$10.00 Cnty Tax: \$9,900.00 State Tax: \$23,400.00
E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Harvey

GRANTEE ADDRESS:
40950 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304

STATE OF ~~Indiana~~ *South Carolina*)
COUNTY OF ~~St. Joseph~~ *Greenville*)

TITLE TO REAL ESTATE

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ASGA, LP, a Virginia limited partnership (“Grantor”), in consideration of the sum of Nine Million and No/100 (\$9,000,000.00) Dollars to the Grantor in hand paid at and before the sealing of these presents by CONTOUR SPINNING MILL LLC, a Delaware limited liability company (“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 Grantee, the following described property (the “Real Estate”):

See Exhibit A attached hereto and made a part hereof

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may appear of record or on the subject property.

TOGETHER with all the rights and appurtenances to the Real Estate owned by Grantor and belonging or in any wise incident or appertaining thereto; to have and to hold all unto the Grantee and the Grantee’s heirs or successors and assigns, forever. Grantor and Grantor’s successors shall warrant and defend the same to said Grantee and said Grantee’s successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

- Continued on Page 2 -

WITNESS the Grantor's hand and seal this 11th day of April, 2019.

Signed, sealed and delivered in
the presence of:

ASGA, LP

Mimi Lee

By: First Developers, LLC
Its: General Partner

EA

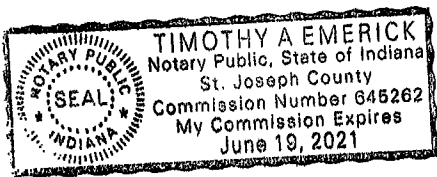
By: David L. Roos
David L. Roos
Its: Manager

STATE OF Indiana)

ACKNOWLEDGMENT

COUNTY OF St Joseph)

I, Timothy A Emerick, Notary Public, do hereby certify that David L. Roos, Manager of First Developers, LLC, and in its capacity as General Partner of ASGA, LP, personally appeared before me this day and acknowledged due execution of the foregoing deed on behalf of ASGA, LP.



EA (SEAL)
Notary Public for _____

Notary's printed or typed name _____

My commission expires: _____

EXHIBIT A

ALL that certain lot or parcel of land situate, lying, and being in Greenville County, South Carolina and more particularly described as follows:

Tract 1:

ALL that certain piece, parcel or tract of land, with improvements thereon, situate, lying, and being in the County of Greenville, State of South Carolina, containing 16.135 acres (702,836 square feet), more or less, according to a plat entitled "Property of Southern Warehouse Associates," prepared by Dalton & Neves Co., Inc., Engineers, dated March 20, 1995, revised April 6, 1995 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 29S at Page 55 A&B. Reference is hereby made to said plat for a more complete description.

LESS AND EXCEPT the land conveyed to Marvin W. Willimon by Deed recorded in Book 1879 at Page 1 in the ROD Office for Greenville County, South Carolina more particularly described as:

LESS, HOWEVER:

ALL that certain piece, parcel, or tract of land containing 3.339 acres, more or less, situate, lying and being on the southern side of Hammett Street in the State of South Carolina, County of Greenville, as shown on a Survey for Marvin W. Willimon, prepared by Dalton & Neves Co., dated October 27, 1999, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 41-G at Page 13. Reference is hereby made to said plat for a more complete metes and bounds description.

Tract 2:

ALL that certain piece, parcel, or tract of land containing 3.339 acres, more or less, situate, lying and being on the southern side of Hammett Street in the State of South Carolina, County of Greenville, as shown on a Survey for Marvin W. Willimon, prepared by Dalton & Neves Co., dated October 27, 1999, recorded in Plat Book 41-G, Page 13, Office of Greenville County Register of Deeds, reference to said plat being made for the metes and bounds as shown thereon.

Subject to a non-exclusive easement in, over and across 14 parking spaces, plus 9 parking spaces shown on the eastern side of the subject property as designated on the aforementioned plat to be recorded in the R.O.D. Office for Greenville County, reserved by Southern Warehouse Associates, LLC.

General Warranty Deed recorded in Greenville County (Tract 1)

Grantor: White Horse Properties of Greenville, LLC
Grantee: ASGA, LP, a Virginia limited partnership
Dated: January 26, 2016
Recorded: February 4, 2016
Book: DE 2481 **Page:** 3743

Title to Real Estate Deed recorded in Greenville County (Tract 2)

Grantor: Marvin W. Willimon
Grantee: ASGA, LP, a Virginia limited partnership
Dated: October 26, 2016
Recorded: October 27, 2016
Book: DE 2499 **Page:** 1246

FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 300 Hammett Street, Greenville, SC 29609

Tax Map No. 0153000100100 (Tract 1)

Tax Map No. 0153000100101 (Tract 2)

~~INDIANA~~ South Carolina
STATE OF ~~SOUTH CAROLINA~~ }
COUNTY OF ~~ST. JOSEPH~~ } Greenville AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by ASGA, LP ("Seller")
to Contour Spinning Mill LLC on 4/15/2019

3. Check one of the following: The deed is
- (A) subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (B) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
- (C) exempt from the deed recording fee because (See Information section of affidavit): _____ (Explanation required)
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes or No

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

- (A) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$9,000,000
- (B) The fee is computed on the fair market value of the realty which is _____
- (C) The fee is computed on the fair market value of the realty as established for property tax purposes which is _____

5. Check YES or NO to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is _____

6. The deed recording fee is computed as follows:

- (A) Place the amount listed in item 4 above here: \$9,000,000
- (B) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$9,000,000

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$33,300

8. As required by Code Section '12-24-70, I state that I am a responsible person who was connected with the transaction as:
Manager of the General Partner of the Seller

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

David L. Roos
Responsible Person Connected with the Transaction

DAVID L. ROOS
Print or Type Name Here

Sworn this 14th day of April 2019

Notary Public for _____
My Commission Expires: _____ 20____

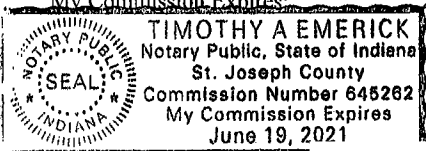
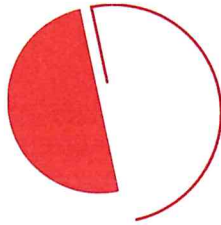


EXHIBIT C:

Notice of Intent to Rehabilitate

(See Attached)



CONTOUR SPINNING MILL LLC

**VIA FIRST CLASS U.S. MAIL
AND ELECTRONIC MAIL**

[\(krystle.walden@dor.sc.gov\)](mailto:krystle.walden@dor.sc.gov)

October 26, 2020

South Carolina Department of Revenue
Income Tax Services/TBS
Attn: Krystle Walden
PO Box 125
Columbia, SC 29214-0825

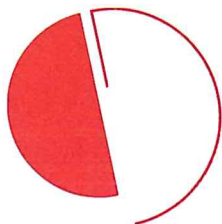
Re: Notice of Intent to Rehabilitate
American Spinning Mill (aka American Spinning) and Poe Mill – Greenville, South
Carolina

Dear Ms. Walden:

Pursuant to the South Carolina Textiles Communities Revitalization Act in the South Carolina Code of Laws, Title 12, Chapter 65 (the “Textile Mill Statute”), Contour Spinning Mill LLC (“Taxpayer”) hereby submits this Notice of Intent to Rehabilitate (the “Notice”), indicating its intent to rehabilitate a portion of the abandoned textile mill facility located in the County of Greenville, State of South Carolina, known as the American Spinning Mill (the “American Spinning Mill Site”) as shown on the approved final development plan attached hereto as Exhibit A. The rehabilitation plan involves the renovation of existing buildings, demolition of existing buildings, new construction of buildings, and related sitework (the “Project”).

In compliance with Sections 12-65-20(9) and 12-65-30(C)(2) of the Textile Mill Statute, Taxpayer hereby certifies as follows:

- a. Intent. Taxpayer intends to rehabilitate a portion of the American Spinning Mill Site made up of the Project.
- b. Location. The Project is located at 300 Hammett Street, Greenville, South Carolina 29609, as shown on the survey attached as Exhibit 1.
- c. Acreage. Total acreage of the Project is approximately 16.07 acres in (2) Parcels that include TMS# 0153000100100 & 0153000100101.
- d. Renovation. Renovation shall occur of the buildings shown in blue on the site plan attached hereto as Exhibit B. The planned renovation shall result in the following:
 - Residential Component: approx. 320,000 SF
 - Commercial Component: approx. 28,000 SF



CONTOUR SPINNING MILL LLC

- e. Demolition. Demolition shall occur of the buildings or portions thereof shown in white on Exhibit B.
- f. Estimated Expenses. The estimated expenses to be incurred in connection with the Project are \$53,000,000.00

Taxpayer is filing this Notice prior to receiving the building permits for the rehabilitation of the Project. In order to preserve qualification of rehabilitation expenses incurred prior to the date hereof for purposes of the income tax credit, Taxpayer requests confirmation of receipt of this letter from the South Carolina Department of Revenue, by returning a signed copy to the undersigned via scan and email to david@contourcompanies.com. Please do not hesitate to contact me at that email address or 248.761.2007 if you have any questions regarding this Notice.

Sincerely,

Contour Spinning Mill LLC

By: _____

David Dedvukaj

Its: Manager

RECEIVED AND ACKNOWLEDGED:

By signing below, the South Carolina Department of Revenue confirms receipt of this Notice, dated _____, 2020, filed by Contour Spinning Mill, LLC in accordance with the Textile Mill Statute, indicating its intent to rehabilitate a portion of the American Spinning Mill Site made up of the Project.

SOUTH CAROLINA DEPARTMENT OF REVENUE

By: _____

Name: _____

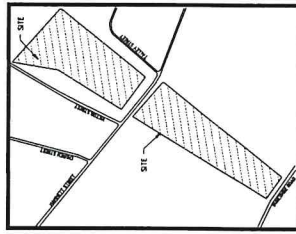
Title: _____

EXHIBIT A

(SEE FOLLOWING PAGE)

LEGEND

[Symbol]	PROPOSED LOT
[Symbol]	PROPOSED DRIVE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED BIKEWAY
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[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED BIKEWAY



APARTMENT BREAKDOWN

118 One Bedroom @ 300 GPD / Unit = 35,400 GPD
162 Two Bedroom @ 300 GPD / Unit = 48,600 GPD
35 Three - Four Bedroom @ 400 GPD / Unit = 14,000 GPD
BREWERY / FOOD COURT
10 Employees @ 10 GPD / Unit = 100 GPD
300 Seats @ 40 GPD / Unit = 12,000 GPD
FITNESS CENTER
300 Members @ 50 GPD / Unit = 15,000 GPD
Peak Demand = 103,000 GPD = 48,600 GPD + 14,000 GPD + 100 GPD + 12,000 GPD + 15,000 GPD / 2.5 = 283,250 GPD
8 inch PVC @ 0.46" Slope w/n = 0.10
Q = 619,100 GPD
619,100 GPD > 283,250 GPD

Therefore 8 inch PVC meets demand of capacity.

EXISTING IMPERVIOUS AREA
 154,000 SF

PROPOSED IMPERVIOUS AREA
 154,000 SF

154,000 - 97,785 = 56,215 SF Additional Impervious Area

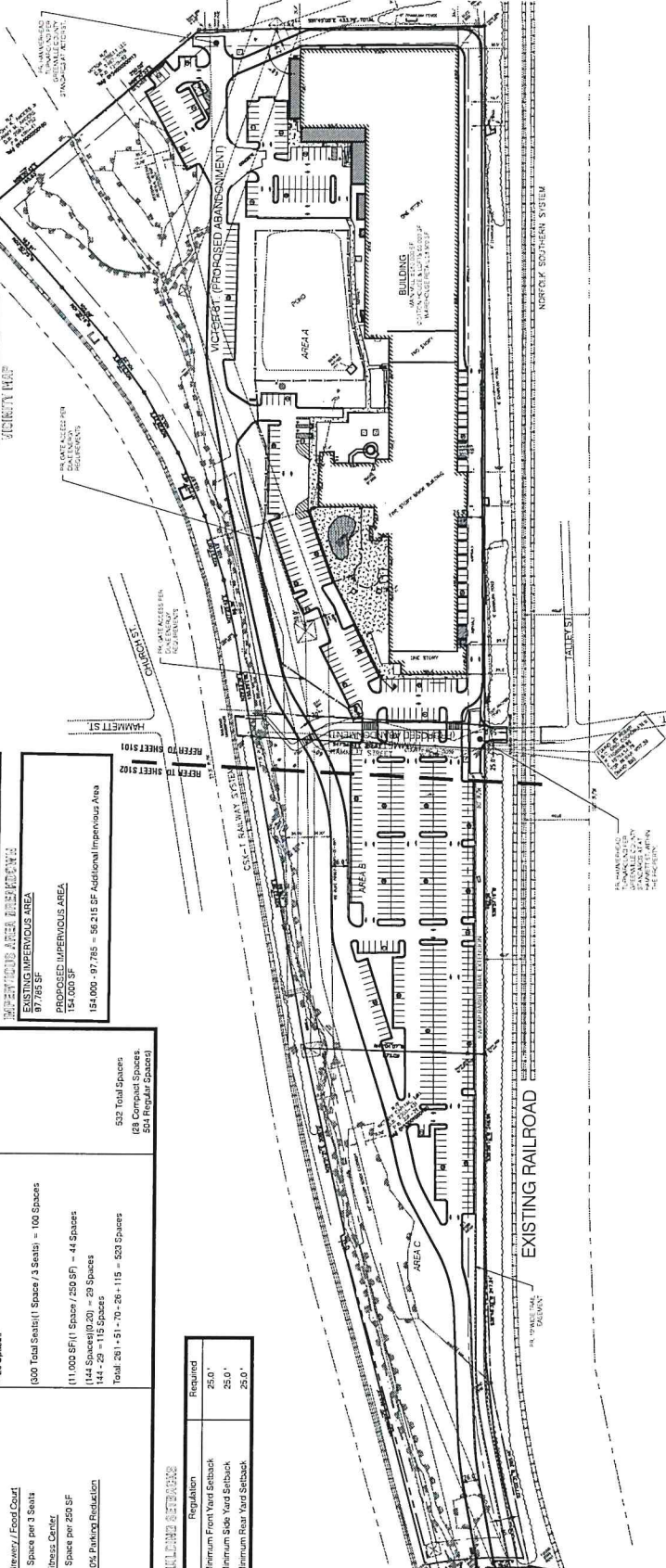
APARTMENT AREA BREAKDOWN

117,000 SFT (1 Space / 250 SFT) = 44 Spaces
144 Spaces (0.20) = 29 Spaces
144 - 29 = 115 Spaces
Total 281 - 51 - 70 = 261 + 115 = 528 Spaces

528 Total Spaces
 (28 Compact Spaces
 504 Regular Spaces)

REGULATION REQUIREMENTS

Regulation	Required	Provided
Residential Multiple Family	(174 Units) (1.5 Spaces) = 261 Spaces	
1.5 Spaces per 2 Bedroom Unit	261 Spaces	
1 Space per 1 Bedroom Unit	51 Spaces	
2 Spaces per 3-4 Bedroom Unit	103 Units (2 Spaces) = 70 Spaces	
Visitor Parking 10% required parking	(260 Units) (0.10) = 26 Spaces*	
Brewery / Food Court	(600 Total Seats) (1 Space / 3 Seats) = 100 Spaces	
1 Space per 3 Seats		
Fitness Center		
1 Space per 250 SF		
20% Parking Reduction		



REGULATION REQUIREMENTS

Regulation	Required
Minimum Front Yard Setback	25.0'
Minimum Side Yard Setback	25.0'
Minimum Rear Yard Setback	25.0'

No.	1	Date	01/11/20
Project Name	American Spinning Mill		
Client Name	American Spinning Mill		
Site Address	15400 Buncombe Rd, Greenville, SC		
Scale	1" = 100'		
Sheet No.	1		
Sheet Title	Final Development Plan (Overall)		
Price	\$100		
Project No.	050510		

PROPERTY ACRESAGE

Property Acresage	Use	Max Density	Max SF/Units	Max Height
Area A Acres=12.77 (#0153000100100)	Residential & Mixed	16.1	28k of mixed use/ 260 units	70ft
Area B Acres= 3.3 (#0153000100101)	Residential & Mixed	16.1	20k of mixed use/ 55 units	65ft
Area C Acres= 3.5 (#0153000100100)	Parking and Floodplain	16.1	Parking	Parking

APARTMENT BREAKDOWN

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162 Two Bedroom @ 300 GPD / Unit = 48,600 GPD
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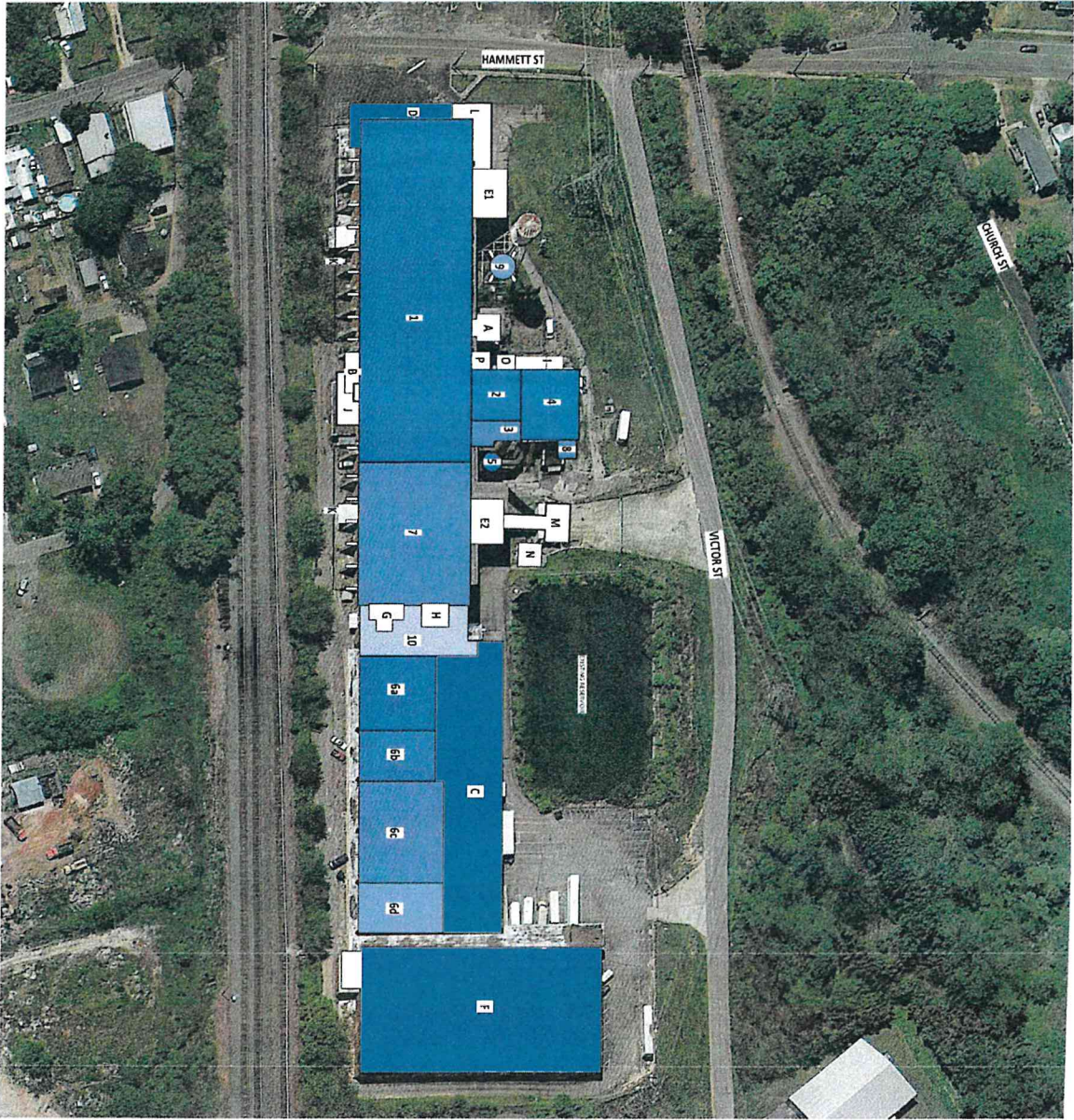
528 Total Spaces
 (28 Compact Spaces
 504 Regular Spaces)

REGULATION REQUIREMENTS

Regulation	Required
Minimum Front Yard Setback	25.0'
Minimum Side Yard Setback	25.0'
Minimum Rear Yard Setback	25.0'

EXHIBIT B

(SEE FOLLOWING PAGE)



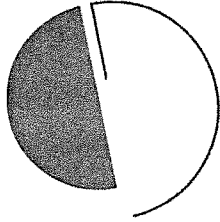
1 EXISTING SITE PLAN

LEGEND

Historically Contributing Items (In Blue)

- 1) The Main Mill Building (1,000,000)
 - Ref: Greenville, SC - 1902 Station Map
 - Trask, Michael. "The Milling Culture: Thread: An Archaeological Investigation of the Spinning Mill Valley, Greenville & Spartanburg Counties, South Carolina." Charleston: The South Carolina Historical Society, 2013. 201
 - "The Spinning Mill." Greenville, SC: Greenville Urban Development Authority, 2013. 201
- 2) The Engine House (1500-1901)
 - Ref: Greenville, SC - 1902 Station Map
- 3) The Pump House (1500-1913)
 - Ref: Greenville, SC - 1902 Station Map
- 4) The Boiler House (1850-1901)
 - Ref: Greenville, SC - 1902 Station Map
- 5) The Smoke Stack (1850-1901)
 - Ref: Greenville, SC - 1902 Station Map
- 6) The Cotton House (1900-1910)
 - Ref: Greenville, SC - 1902 Station Map
- 7) The Coal Building (1895-1913)
 - Ref: Greenville, SC - 1913 Station Map
- 8) The ELW (1900-1913)
 - Ref: Greenville, SC - 1913 Station Map
- 9) The Water Tower (1914-1920)
 - Ref: Greenville, SC - 1920 Station Map
- 10) Addition to Main Mill (1907-1910)
 - Ref: Greenville, SC - 1913 Station Map
- 11) Milling Process by John Dale, American Spinning Company, Greenville, South Carolina, 1910
 - Ref: Greenville, SC - 1913 Station Map
- 12) The Cotton House (1900-1910)
 - Ref: Greenville, SC - 1913 Station Map
- 13) The Cotton House (1900-1910)
 - Ref: Greenville, SC - 1913 Station Map
- 14) The Cotton House (1900-1910)
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- 100) The Cotton House (1900-1910)
 - Ref: Greenville, SC - 1913 Station Map

<p>ARCHITECTURAL SITE PLAN</p> <p style="font-size: 2em; font-weight: bold;">A0.1</p>	<p>AMERICAN SPINNING MILL</p> <p>204 HAMMETT ST GREENVILLE, SC 29609</p> <p>ASSA, LP</p>	<p>LAMBERT</p> <p>ARCHITECTURE</p> <p>CONSTRUCTION SERVICES</p> <p>architecture construction services planning historic consulting</p> <p>100 EAST 10TH STREET, SUITE 1000 GREENVILLE, SOUTH CAROLINA 29601 PH: 864.636.1111 FAX: 864.636.1112</p>
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**CONTOUR
SPINNING MILL LLC**

- e. Demolition. Demolition shall occur of the buildings or portions thereof shown in white on Exhibit B.
- f. Estimated Expenses. The estimated expenses to be incurred in connection with the Project are \$53,000,000.00

Taxpayer is filing this Notice prior to receiving the building permits for the rehabilitation of the Project. In order to preserve qualification of rehabilitation expenses incurred prior to the date hereof for purposes of the income tax credit, Taxpayer requests confirmation of receipt of this letter from the South Carolina Department of Revenue, by returning a signed copy to the undersigned via scan and email to david@contourcompanies.com. Please do not hesitate to contact me at that email address or 248.761.2007 if you have any questions regarding this Notice.

Sincerely,

Contour Spinning Mill LLC

By: _____

David Dedvukaj

Its: Manager

RECEIVED AND ACKNOWLEDGED:

By signing below, the South Carolina Department of Revenue confirms receipt of this Notice, dated Oct 26, 2020, filed by Contour Spinning Mill, LLC in accordance with the Textile Mill Statute, indicating its intent to rehabilitate a portion of the American Spinning Mill Site made up of the Project.

SOUTH CAROLINA DEPARTMENT OF REVENUE

By: Krystle Walden

Name: Krystle Walden

Title: Tax Analyst

State of South Carolina
Department of Revenue
300A Outlet Pointe Blvd., Columbia, South Carolina 29210
PO Box 125, Columbia, South Carolina 29214

November 2, 2020

David Dedvukaj
Contour Spinning Mill, LLC
40950 Woodward Avenue, Suite 300
Bloomfield Hills, MI 48304

RE: Notice of Intent to Rehabilitate
Contour Spinning Mill, LLC
American Spinning Mill Site
300 Hammett Street, Greenville, SC 29609

The South Carolina Department of Revenue (SCDOR) acknowledges receipt of a "Notice of Intent to Rehabilitate" a textile mill site for the above referenced taxpayer.

This letter does not represent approval of the taxpayer's eligibility for the credit for textiles rehabilitation, approval of estimated rehabilitation expenses, or approval of the income tax credit amount. This letter only acknowledges receipt of the Notice by the SCDOR.

South Carolina Revenue Ruling #15-8 provides guidance concerning the Textiles Communities Revitalization Act. A copy of this advisory opinion is available at dor.sc.gov/policy.

If you have any questions, contact this office.

Krystle Walden
Tax Research Analyst
(803) 898-5749
Krystle.Walden@dor.sc.gov

South Carolina Department of Revenue
Attn: Tax Credits
PO Box 125
Columbia, SC 29214-0825

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