city, town Columbia

**United States Department of the Interior National Park Service** 

For NPS use only

### **National Register of Historic Places Inventory—Nomination Form**

received date entered DEC

6 1984

See instructions in <i>How to Complete I</i> Type all entries—complete applicable			
1. Name			
historic Resources of F	airfield County $/\!$	RA	
and/orcommon (Partial Inventory	: Historical and Ar	chitectural Proper	ties)
2. Location	int, + 23		
street & number County Boundaries	of Fairfield County	N	/A not for publication
city, town	N/A vicinity of		
state South Carolina coc	le 045 county F	airfield	<b>code</b> 039
3. Classification	·		
Category  district public building(s) private structure X_ both site	X occupied X unoccupied X work in progress Accessible X yes: restricted X no	Present Use agriculture _X commercial educational entertainment _X government industrial military	museum park X private residence X religious scientific transportation X other:
4. Owner of Prope	rty	1	Abandoned
name Multiple ownership (see i	ndividual inventory	forms)	.*
street & number			
city, town	vicinity of	state	
5. Location of Leg	al Description	on	· ·
courthouse, registry of deeds, etc. ${ t Fairf}$	iold Country Country		
street & number Congress Street	rera county conteniou	se ·	
city, town Winnsboro		statec	outh Carolina 29180
6. Representation	in Existing S		outh carorina 29180
title South Carolina Inventory of			igible? yes _x_ no
date 1983–1984			te county local
depository for survey records South Ca	rolina Department of	Archives and Hist	ory
city.town Columbia			South Carolina 2921

#### 7. Description

Condition  X excellent X good	deteriorated	Check one  X unaltered X altered	Check one $\frac{X}{X}$ original site $\frac{X}{X}$ moved date $\frac{1923}{X}$
_X_fair	unexposed		See White Oak Historic District, # 3

Describe the present and original (if known) physical appearance

The multiple resource nomination for the Historic Resources of Fairfield County consists of twenty-three individual properties and three historic districts (totaling fifty-eight properties) of historical and architectural significance located within the boundaries of the county. Most of the properties were constructed between ca. 1800 and ca. 1945. They consist of residential, commercial, industrial, educational, and religious properties, and join thirteen individual properties, two historic districts, and two archeological sites in Fairfield County already listed on the National Register. No archeological sites are contained in this nomination, which focuses on the historical and architectural development of the county.

#### ADDITIONAL INFORMATION

Fairfield County is located in the Piedmont section of north central South Carolina within a 699 square mile area. The 1980 census indicated a county population of 20,700. With the exception of the centrally located county seat of Winnsboro (population 2,919) and the town of Ridgeway (population 343) in the southeastern section, Fairfield County is primarily rural. The most prominent historical resources in the county are rural residences of antebellem planters.

Much of the county's hilly, rolling terrain is covered by ponds, pastures and pine timberlands. The timberlands represent part of an extensive soil conservation program begun in the 1930s to reclaim generally infertile and severely eroded land seriously depleted by generations of intensive cotton cultivation. Prominent physical features includ the Catawba and Broad Rivers, the Wateree River Reservoir, Lake Monticello, and the Sumter National Forest.

Prior to white settlement most of the area of present day Fairfield County served as a hunting ground for the Catawba Indians and their allied tribes. Initial white settlement occurred between 1740 and 1770 along the Broad, Wateree, and Little Rivers and tributaries. Fairfield County was originally part of the old Camden District, one of seven judicial districts dividing the province in 1769. The area was designated Fairfield District in 1785, and was authorized as a county under the 1868 state constitution.

Early settlers were reportedly involved in hunting, trapping, and livestock raising.<sup>4</sup> Agriculture became increasingly important after the Revolutionary War, with small grains and cotton being best suited to the area.<sup>5</sup> By 1824 about half of the arable land in the district was under cultivation. <sup>6</sup> Concomitant with the expansion of the cotton economy was the expanding slave population in the district. Between 1790 and 1860 the black population increased more than nine hundred percent. White population grew thirty-five percent between 1790 and 1820, but declined thirty-two percent between 1830 and 1860 at least partially because of political agitation and the promise of new land in the west.<sup>7</sup>

Cotton prosperity continued in the district during the antebellum years. The 1860 census shows that almost nineteen percent of the 707 total farms in the district (almost all of which produced cotton as the main cash crop) were valued at \$10,000 or more.

Surviving antebellum buildings indicate that domestic and farm architecture of the period was vernacular in design. Many of the extant antebellum houses are two-story, frame, single-or-double-pile-with-central-hall, with end chimneys, rear shed rooms, and front porch, sometimes with elements of classical detailing. Another type of antebellum residence found in the county is one-and-one-half-story, has a double-pile-with-central-hall plan, and is set on a raised basement.

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Five small villages had developed in Fairfield District by 1826: the county seat of Winnsborough with three churches, about ten stores, fifty residences, a court house and jail, and an academy; Rocky Mount or Grimkiville on the Catawba River contained a few houses; Monticello, between Little and Broad Rivers, contained a few houses and the Jefferson Academy. Long Town was developed by wealthy planters as a retreat during the fall months. The area around present-day Ridgeway, originally known as Newlands, was settled around 1824, but it wasn't until the Columbia and Charlotte Railroad passed through in 1850 that the town started to develop around the depot. 10

Although no field combat occurred in the county during the Civil War, Fairfield County suffered widespread destruction of livestock, foodstuffs, buildings, and rail lines during General Sherman's march from Columbia to North Carolina in February 1865. The total number of buildings and structures destroyed by the Federal armies is unknown, but the towns of Ridgeway, Winnsboro, and Monticello were damaged by fire.

The demise of the plantation system of cotton production resulted initially in economic chaos and the subsequent adoption of the sharecrop system in most of the county. The collapse of land values, the loss of plantation self-sufficiency, and the abolition of slavery played a leading role in the diminished status of the planter class. 11 On the other hand, some property owners who had not been large slaveholders, such as middle class farmers, professionals, and merchants, actually experienced a post-war rise in status 12. The country store took on increasing importance in the county as farmers and tenants alike became more dependent on operating credit and began to view the store as a community center. 13 By 1883 there were ninety-one stores operating throughout the county. 14

Cotton, which had reemerged as the predominant crop in the county by the 1880's underwent another decline in production by the 1930's because of price competition from abroad and the western United States, devastation by the boll weevil, and tremendous erosion problems. (By 1940 almost ninety percent of the county's total acreage had been adversely affected by erosion.) 15

Non-agricultural, commercial activities such as granite quarrying, the bottling of mineral water and soft drinks, a power plant, and brick making represented attempts at industry and manufacturing in Fairfield County in the late nineteenth and early twentieth century.

The continued absence of major industry, in addition to extensive land abuse, was a leading cause of the large out-migration of the county's residents which still continues. Although the economy is still depressed (twenty-two percent of the 1980 population lives below poverty level), attempts are being made to base the economy on a broader grange of resources such as pine forests for lumber and pulp paper, dairy and beef farms, granite quarries, and various manufacturing interests. 16

#### SURVEY METHODOLOGY

This nomination is the product of a comprehensive historical and architectural survey of almost 300 properties conducted between January 1983 and June 1984 by Nancy Fox, Historic Preservation Planner for the Central Midlands Regional Planning Council with the aid of Ben Hornsby, Jr., South Carolina Department of Archives and History, and about twenty members of the Fairfield County Historical Society. The goal of the survey was to assess for preservation potential and National Register nomination all properties in the survey area with historical or architectural value. These properties were photographed,

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recorded on survey forms, and located on a county highway map, and tax maps. Supplementing the field survey were historical research and personal interviews with property owners and local historians. After the survey was completed, the properties were evaluated according to the National Register criteria.

#### 8. Significance

1400–1499 1500–1599	X architecture art	community planning conservation economics X education	literature military music	science sculpture social/ humanitarian theater X transportation other (specify)
Specific dates	N/A	Builder/Architect <sub>N/A</sub>		Local History Black History

Statement of Significance (in one paragraph)

The multiple resource nomination for the Historic Resources of Fairfield County consists of twenty-three individual properties and three historic districts of historical and architectural significance to the county; White Oak Historic District is comprised of nine properties, Liberty Universalist Church and Feasterville Academy Historic District of 4 properties, and Rockton and Rion Railroad Historic District of 45 properties. The properties were constructed between ca. 1784 and ca. 1945 and, together with the seventeen properties in the county already listed in the National Register, serve as a visible reminder of Fairfield County's history. Most of the individual properties in the multiple resource nomination are rural residences which reflect the agrarian nature of the county. Also included in the nomination are commercial buildings, churches and a religious campground, and properties associated with education, industry, and transportation.

#### ADDITIONAL INFORMATION

Most of the area of present day Fairfield County probably once served as a hunting ground for Catawba Indians and allied tribes. The land was considered part of Craven County when the Lords Proprietors ruled the province of Carolina; then in 1769 it became part of the Camden District, one of seven judicial districts which divided the province. It was officially named Fairfield District in 1785, and was changed from a district to a county under the 1868 state constitution.

Initial white settlement occurred between 1740 and 1770 along the Broad, Wateree, and

Initial white settlement occurred between 1740 and 1770 along the Broad, Wateree, and Little Rivers and tributaries. Most of the settlers were of Scots-Irish ancestry from Virginia and Pennsylvania. There were also some French Huguenots and Germans. 19

The Regulator movement, an attempt by backcountry settlers to put down organized bands of outlaws and attain a civil and circuit court system, was active in the Fairfield District in the 1760's 20 During the Revolutionary War Fairfield settlers were reportedly almost unanimous supporters of the patriot cause, with leaders such as General Richard Winn, a native Virginian for whom the county seat was named, Captain James Kincaid (the Kincaid-Anderson House was listed in the National Register in 1974), and Major John Pearson. The British General Lord Cornwallis was said to have headquartered in Winnsboro in 1780.

By 1820 the expansion into the Upcountry of an economy based on cotton had transformed the area from a small farmer society into a society increasingly dominated by planters with an expanding slave population. One residence which represents this period of Fairfield County history is High Point (#2), constructed ca. 1800. Cotton prosperity continued through the antebellum years. Two examples of extremely wealthy planters homes are Valencia and Blink Bonnie, listed in the National Register in 1971 and 1972 respectively. Other antebellum residences in the county which reflect the affluence brought by cotton production include Hunstanton (#4), the Bob Lemmon House (#20), Mayfair (#6), the Dr. John Glenn House (#9), Mt. Hope (#11), Albion (#15), the Dr. Walter Brice House (#14), and the Oaks (#18).

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Although no field combat occurred in the county during the Civil War, the war and its aftermath brought changes to the county's economic, political, and societal structure. Some planters were forced to sell land because of tax delinquency and bankruptcy. 21 The subsequent collapse of land value combined with an absence of cash resulted in the adoption of the sharecrop system whereby black freedmen contracted annually to work for housing, supplies, and a portion of the crop. 22 Cotton production in the county recovered after the Civil War and by 1883 approximately 18,000 bales were shipped from Winnsboro to Charleston, New York, Baltimore, and Richmond. 23

#### Commerce

Commercial interests began to eclipse farming as much of the land sold in the county after the war was purchased by merchants and storekeepers who were not greatly affected by the abolition of slavery and who could offer credit to both farmers and tenants alike.<sup>24</sup> White Oak Historic District represents this shift in economic dominance. White Oak was developed in the 1870s by Thomas G. Patrick and his family. Thomas G. Patrick opened a general merchandise store and subsequently amassed a fortune in land, banking, and stocks.<sup>25</sup> In the western portion of the county, the store in the village of Monticello (Monticello Store and Post Office, #17), which was constructed before the Civil War, continued to play a prominent commercial role in Monticello until the mid-1960s.

#### Industry and Manufacturing

Industry did not develop in Fairfield County until late in the nineteenth century. Granite was quarried from the Anderson and Rion quarries on a large scale beginning ca. 1883. The Winnsboro Cotton Mill (now known as Uniroyal Inc.) has been in operation since the turn of the century. The Shivar Springs Bottling Company (#26) began operations around the turn of the century and received a charter in 1912.26 By 1916 the company employed about thirty-five people and was bottling both mineral water and soft drinks. 27

#### Transportation

One of the area's early overland transportation routes is reflected in Vaughn's Stage Coach Stop (#7), probably constructed ca. 1820. This house was reportedly used as a stage stop on the Columbia to Winnsboro road. 28

In the mid-nineteenth century the railroad came through Fairfield District largely in response to the need to transport cotton to marketing facilities. In addition, the Rockton and Rion Railroad, (Rockton and Rion Railroad Historic District, #47) completed ca. 1897, was used as an intrastate line to transport granite and granite products from the Anderson and Rion Quarries to the Southern Railroad at Rockton.

#### Architecture

A number of properties included in this nomination are excellent examples of vernacular architecture. Most of the farmhouses are frame, two-story residences with central hall and single or double pile plan. Some of the buildings reflect an awareness

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of high style design with the adaptation of classical elements such as massive pedimented porticos and symmetrical facade fenestration. Examples of this are the Dr. John Glenn House (#9), Mayfair (#6), and the Dr. Walter Brice House (#14). Another type of vernacular architecture found in the county is the one-and-one-half-story, double-pile with-central-hall residence on a raised basement; examples of this are Tocaland (#19), Hunstanton (#4), and the Hunter House (#5), as well as the Meng and Brice Houses in the Winnsboro Historic District (listed in the National Register in 1971). Three of the churches in the nomination-Monticello Methodist (#21), Concord Presbyterian (#3), and New Hope A.R.P. (#23)- represent examples of local interpretation of nineteenth century religious architecture.

#### Education

Education played a prominent role in the history of Fairfield County as shown by the number of private academies and educational institutions that were established prior to the Civil War. Mt. Zion Institute(established ca. 1771 as Mt. Sion) was chartered as a college in 1785 in Winnsboro (listed in the National Register in 1971 as part of the Winnsboro Historic District). Jefferson-Monticello Academy was established in 1800 reportedly with the financial aid of Thomas Jefferson. 29 The Broad River Academy in the western part of the county was established in 1824, Furman Institution (#12 and #13), was founded in 1835, and Feasterville Academy (part of the Liberty Universalist Church and Feasterville Academy Historic District (#10)) served to educate females in the midnineteenth century.

#### Black History

Although there has been a large black population in the county, few properties associated with black history have survived intact. Camp Welfare (#24), founded by 1876, is significant as an excellent example of a black religious campground.

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<sup>1</sup>Central Midlands Regional Planning Council, <u>Central Midlands Region's Land Resource Development Plan for the Year 2000</u> (Columbia, S.C., 1977), pp. 6,22.

<sup>2</sup>Fitz Hugh McMaster, <u>History of Fairfield County</u>, <u>South Carolina from "Before the White Man Came" to 1942 (Spartanburg, S.C.: The Reprint Company, 1980)</u>, pp. 13-16.

<sup>3</sup>Charles E. Thomas, "Some Fairfield County Names of Plantations and Houseseats,"

Names in South Carolina, 12 (Spartanburg, S.C.: The Reprint Company, 1976), 228; McMaster,

History of Fairfield County, p. 97.

<sup>4</sup>Robert Mills, <u>Statistics of South Carolina</u> (Charleston: Hurlbut and Lloyd, 1826), p. 555.

<sup>5</sup>Ibid., p. 538

6<sub>Ibid., p. 211</sub>

<sup>7</sup>McMaster, History of Fairfield County, pp. 27-28.

<sup>8</sup>Ibid., pp. 48-49; Eighth Census, 1860:Agriculture, (Fairfield County), South Carolina Department of Archives and History, Columbia, S.C.

9<sub>Mills</sub>, Statistics of South Carolina, pp. 539-540.

10<sub>McMaster</sub>, <u>History of Fairfield County</u>, p. 81; National Register Files, South Carolina Department of Archives and History, Columbia, S.C.

11<sub>Lewis J. Bellardo,"A Social and Economic History of Fairfield County, South Carolina, 1865-1871." (Ph. D. dissertation, University of Kentucky, 1971), pp. 336-337.</sub>

<sup>12</sup>Ibid., p. 337

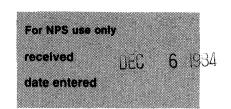
13Thomas D. Clark, Pills, Petticoats and Plows; The Southern Country Store (Indianapolis: The Bobbs-Merrill Company, 1944), p. 11

14 South Carolina Resources and Population, Institutions and Industries (Charleston: Walker, Evans, and Cogswell, Printers, 1883), p. 707

15Bellardo "A Social and Economic History," p. 339.

16Ibid., p. 344.

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 $^{19}$ Ibid, pp. 26-27; Julian S. Bolick, <u>A Fairfield Sketchbook</u>, with an Introduction by Kathleen L. Sloan (Clinton, S.C.: Jacobs Brother 1963), p. 1.

<sup>20</sup>McMaster, History of Fairfield County, p. 17; Mills, Statistics, p. 548.

21Bellardo, "A Social and Economic History," pp. 108, 119, 125.

<sup>22</sup>Ibid., p. 164

<sup>23</sup>South Carolina Resources, p. 708.

<sup>24</sup>Bellardo, "A Social and Economic History," pp. 108, 334, 337-338.

<sup>25</sup>Ibid., p. 338.

<sup>26</sup>Charter Record Book No. 1, Fairfield County Clerk of Court, Fairfield County Courthouse, Winnsboro, S.C., pp. 138-139.

<sup>27</sup>Claude H. Neuffer, ed., <u>Names in South Carolina</u>, 30 (Columbia, S.C.: University of South Carolina, Winter 1983), 39.

<sup>28</sup>Bolick, <u>A Fairfield Sketchbook</u>, p. 56.

<sup>29</sup>Mills, Statistics, p. 540.

 $^{30}\text{McMaster}$ , History of Fairfield County, p. 55.

<sup>17</sup> McMaster, History of Fairfield County, pp. 6-7.

<sup>&</sup>lt;sup>18</sup>Ibid., pp. 13-16.

## 9. Major Bibliographical References

SEE CONTINUATION SHEET

	·			
10. Geograph	nical Data			
Acreage of nominated property	See Individual	Inventory For		
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The evaluated significance of t	his property within th	e state is:		
national	_XX state	local		
As the designated State Histor 665), I hereby nominate this pr according to the criteria and p	operty for inclusion in	the National Regist	ter and certify th <b>j</b> at it	Act of 1966 (Public Law 89- has been evaluated
State Historic Preservation Off	icer signature	hale	z. Kal	
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	Preservation Of	TICEL		446107
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See instructions in *How to Complete National Register Forms*Type all entries—complete applicable sections

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6.	Repr	esentati	on ii	n Exist	ting S	urve	eys		•
itle		arolina Invent oric Places	ory	ha	s this prop	erty been	determined el	igible? yes	s X no
date	1983 -	1984				fed	deral X sta	te county	local
deposi	tory for su	rvey records Sou	th Caro	lina Depar	tment of	Archiv	es and His	tory	
city, to	wn Col	umbia					state	South Caroli	na 29211

## 9. Major Bibliographical References

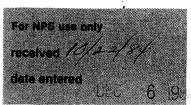
(See Continuation Sheets)

10. Geographical Data
Acreage of nominated property See Individual Inventory Forms
Quadrangle name Quadrangle scale
UTM References
Zone Easting Northing Zone Easting Northing
E
G
Verbal boundary description and justification
The boundaries of Fairfield County, South Carolina (See individual inventory forms)
List all states and counties for properties overlapping state or county boundaries
state N/A code county N/A code
state N/A code county N/A code
11. Form Prepared By
name/title Andrew W. Chandler and J. Tracy Power  Original Form Prepared by Debra J. Allen, S. C. Dept.  Archives and History
organization S. C. Department of Archives and History date 7/1/86
street & number 1430 Senate Street telephone (803) 734-8577
city or town Columbia state South Carolina 29211
12. State Historic Preservation Officer Certification
The evaluated significance of this property within the state is:
nationalX state local
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.
State Historic Preservation Officer signature
Charles E. Lee State Historic Preservation Officer  Charles E. Lee  date  7/03/86
For NPS use only
I hereby certify that this property is included in the National Register    Author
Keeper of the National Register
Attest: date  Chief of Registration

10. High Point

## **United States Department of the Interior National Park Service**

### **National Register of Historic Places Inventory—Nomination Form**



Continuation sheet	Item number		Page	
22-19 = 3	Multiple Resource Area Thematic Group			dnr-11
Name <u>Fairfield County MRA</u> State <u>SOUTH CAROLINA</u>				
Nomination/Type of Review		1	Date/Signatúre	
1. Albion	Entered in the National Register	Keeper	Delous Byen	1.2/6/
$2\cdot$ Balwearie	Entered in the National Register	Attest  *Keeper  Attest	Albres Bye	w 1461
3. Beard, James, House	Antered in the	/Keeper Attest	Xlebour By	en 12/6/
4. Brice, Dr. Walter, House and Office	Entered in the National Register	Æ Keeper Attest	Selvuspye	w 12/61
5. Camp Welfare	Entered in the National Register	Keeper Attest	Delvuspye	w 12/6/.
6. Concord Presbyterian Churc	ch Entered In the National Register	freeper Attest	Allores Byen	12/6/
7. Furman Institution Academi Building	ic Entered In the National Register	fReeper	Helvusbye	w 12/6/
8. Furman Institution Faculty Residence	v Entered in The	Keeper	DelousBye	12/6/
9. Glenn, Dr. John, House	Hatlonal Hegister Entered in the	Attest	Aclored By	en 10/6,
	Metiquel Register	Attest	ħ	

Casered in Min National Hegister

# National Register of Historic Places Inventory—Nomination Form



Continuation sheet

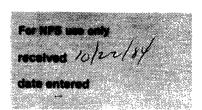
Item number

Page

Multiple Resource Area Thematic Group

Nan Sta				
Non	nination/Type of Review		/	Date/Signature
11.	Hunstanton	Envered in The National Register	Keeper	Delous Byan 12,
12.	Hunter House	Andrough heads	Attest Keeper	Delou Byen 1
13.	Libert Universalist Church	70 mm (2) January 1 20 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Attest <del>Keeper</del>	Helous Byen 121
	and Feasterville Academy Historic District	Medical Registe	Attest	
14.	Mayfair	Entered in the	Keeper	Selver Byen 2/6,
15.	Monticello Methodist Churc	th Entered in the	Attest	Aclous Byan 12/6/
			Attest	
16.	Monticello Store and Post Office		Keeper	Alour Byen 12/6.
			Attest	
L <b>7.</b>	Mount Hope	Entered in the	/Keeper	Selves Byen 12/61
		National Register	Attest	
.8.	New Hope A.R.P. Church and Session House	Entered in the	Keeper	Lelones Byers 12/6/1
		National Registe	Attest	
9.	Old Stone House	Entered in the	Keeper	Delvespyers 146
		National Registe	<sup>r</sup> Attest	
20.	Rockton and Rion Railroad Historic District	Satorod in Nil		Delorespyen 12/6,
	HIDOOLIC DIGELICE	To Livied Hogieve	Attest	

# National Register of Historic Places Inventory—Nomination Form



Continuation sheet

Item number

Page 3017

Multiple Resource Area Thematic Group

Nan Stat				
Non	nination/Type of Review			Date/Signature
21.	Shivar Springs Bottling Company Cisterns	Entered in the National Registers	Keeper	Selves Byan 12/6/
22.	The Oaks		Keeper	Selverbyen 146/8
23.	Tocaland	Entered in the	Attest Keeper	Delous Byen 12/6/8
24.	Vaughn's Stage Coach Stop		Attest Keeper	AlouByer 12/6/50
25.	White Oak Historic Distri	ct Noteral II (1)	Attest  Keeper	Selves Byen 12/4/.
26.	Lemmon, Bob, House	Vallocal Registration	Attest	DelousByer 126/8
27.	Mount Olivet Presbyterian	Talende de Talende	Attest	Helon Byer 8/13/8
28.	Church	Regional Register	Attest Keeper	
20•			Attest	
29.			Keeper	
30.			Attest Keeper	
			Attest	