

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 14 9 09 AM 1962

OLLIE F. WORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
John J. Sexton..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, at No. 600 East Lee Road, being also known as Lot No. 1 Cardinal Ave., Greenville, S.C. The seller hereby agrees to convey the property above named by deed in fee simple to the purchaser, when the purchaser's equity amounts to \$2,000.00. At that time the purchaser agrees to execute a mortgage to the seller for the balance due with interest at 6% computed and paid monthly,

..... purchaser and execute and deliver a good and sufficient warranty deed therefor on condition that the shall pay the sum of Thirteen Thousand Nine Hundred Fifty and no/100 Dollars in the following manner the sum of Twenty Dollars (\$20.00) per week commencing December 18th, 1961 for a period of eighteen (18) months; at which time the purchaser shall pay the sum of Twenty-Five Dollars (\$25.00) per week, said payments to include insurance and taxes. until the full purchase price is paid, with interest on same from date at six per cent, per annum until paid to be computed and paid annually, and if unpaid to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney. or through legal proceedings of any kind. then in addition the sum of a reasonable amount dollars for attorney's fees, as is shown by a note of even date herewith. The purchaser agrees to pay all taxes while this contract is in force.

It is agreed that time is of the essence of this contract, and if the said payments are not made when due / shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser as tenant holding over after termination, or contrary to the terms of a lease and shall be entitled to claim and recover, or retain if already paid the sum of dollars per year for rent, or by way of liquidated damages, or may enforce payment of said note.

In witness whereof, we have hereunto set our hand s and seal s this 14th day of December A. D., 19 61 CROSSWELL COMPANY, INC.

In the presence of:
James A. Harris By: James A. Harris
Harold Rogers John James Sexton (Seal)
..... (Seal)

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