

OLLIE FARNSWORTH
R. H. C. }

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The State of South Carolina
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
Ernest M. Nix

..... a certain lot or tract
ALL that piece, parcel or lot of land
of land in the County of Greenville, State of South Carolina, with the buildings and improvements
thereon, situate, lying and being near the City of Greenville, in the County of
Greenville, State of South Carolina, being known and designated as Lot No. 191, on
Plat of Section 2, Oakcrest, which plat is recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book GG, Pages 130 and 131.
The seller hereby agrees to convey the property above named by deed in fee simple
to the purchasers when the purchasers' equity amounts to \$2,000.00. At that time the
purchasers agree to execute a mortgage to the seller for the balance due with
interest at 8% computed and paid monthly. The purchasers further agree to execute
to the seller a chattel note and mortgage on all the household furniture located
in said property, or which shall be in the future placed on said property.

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.....
.....
and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Twelve Thousand and No/100 (\$12,000.00) Dollars in the following manner
\$1,695.00, receipt of which is hereby acknowledged, and \$108.00 per month
commencing March 15, 1970.

.....
until the full purchase price is paid, with interest on same from date at Eight (8%)
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 proceed-
ings of any kind, then in addition the sum of Fifteen per cent (15%)
dollars for attorney's fees, as is
shown by his note of even date herewith. The purchaser agrees to pay all taxes while this
contract is in force and hazard insurance premium.

It is agreed that time is of the essence of this contract, and if the said payments are not made when
due it shall be discharged in law and equity from all liability to make said deed, and may
treat said Ernest M. Nix as tenant holding over after termination,
or contrary to the terms of said lease and shall be entitled to claim and recover, or retain if
One Hundred Eight month
already paid the sum of and No/100 (\$108.00) 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 hands and seals this 11th day of
February A. D. 19 70.

In the presence of:

CROSSWELL COMPANY

Peggy McKinney
Edward R. Harner

BY: James A. Harner (Seal)
Ernest M. Nix (Seal)

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