

GREENVILLE CO. S. C.

The State of South Carolina
COUNTY OF GREENVILLE

AUG 1 9 49 AM 1960

OLLIE ... NORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: James A. Harris

... have agreed to sell to
William F. Hill Jr. and Margaret Ann Hill a certain lot or tract

of land in the County of Greenville, State of South Carolina, known as No. 19 Crestmore Drive; 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 6 1/4% computed and paid monthly. In addition the seller, for the purchase price and consideration herein set forth, hereby grants an option to purchase to the purchasers at any time within five years from the date of this instrument for the balance owed at the time of the purchase, provided that the entire balance owed the seller be paid at such time as this option is exercised. The purchasers further agree to execute to the seller a chattel note and mortgage on a 1953 Oldsmobile, Serial No. 538W5449 now in the possession of the purchasers.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall pay the sum of Nine Thousand Seven Hundred Fifty and no/100 Dollars in the following manner \$100.00 cash down payment and \$20.00 per week, commencing August 12, 1960

until the full purchase price is paid, with interest on same from date at 6 1/4 per cent, per annum until paid to be computed and paid monthly, 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 10% 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 James A. Harris shall be discharged in law and equity from all liability to make said deed, and may treat said William F. and Margaret Ann Hill as tenant's 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 Nine Hundred Sixty 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 and seal this 29th day of July A. D., 19 60

In the presence of:

John E. Mann (Seal) James A. Harris
Walter A. ... (Seal) William F. Hill Jr.
Margaret Ann Hill (Seal)

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Handed in 1210 29 447
Greenville
Barnes & ...
Apr. 13, 1961 # 32005

Cancelled
Barnes & ...
1961