

The State of South Carolina
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.

SEP 21 1 33 PM 1960

OLLIE F. WORTH
A.M.C.

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
Art Nix and Avanelle Nix..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, being known and designated as
Lot No. 192, Texas Ave., Greenville, S.C. 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% computed and paid monthly. Payments to be made at
the rate of \$18.00 per week commencing September 17, 1960. The purchasers
agree to pay a down payment in the amount of \$400.00 on the purchase price.
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.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Eight Thousand Six Hundred (\$8,600.00) Dollars in the following manner
the sum of Eighteen Dollars (\$18.00) each week commencing September 17,
1960, and a like amount each week thereafter

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 ^{monthly} ~~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 \$860.00 dollars for attorney's fees, as is
shown by a note of even date herewith. The purchaser s 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 they shall be discharged in law and equity from all liability to make said deed, and may
treat said Art Nix and Avanelle Nix 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 \$936.00 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 hand s and seal s this 8th day of
September A. D., 1960

CROSSWELL COMPANY

By: James A Harris

In the presence of:

W. Stuart Wilson Art S. Nix (Seal)

W. Frances Wilson Avanelle Nix (Seal)

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For cancellation of Bond for Title See Deed Book 702 Page 101