

The State of South Carolina
COUNTY OF GREENVILLE

APR 23 12 31 PM 1961

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
J. B. Brown and Cola Lee Brown a certain lot or tract
of land in the County of Greenville, State of South Carolina, known as Lot No. 24 Crestmore
Drive, City of 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. The seller hereby agrees to
install a new floor furnace on or before September 15, 1961, and to
connect to the City Sewer System. The seller also agreed to pay one-
half of the costs of an awning to be installed on the home.

..... purchasers
and execute and deliver a good and sufficient warranty deed therefor on condition that the shall
pay the sum of Nine Thousand Six Hundred Fifty Dollars in the following manner
weekly payments in the amount of Eighteen Dollars (\$18.00) first payment
to be made Friday, May 5, 1961, and a like payment each Friday thereafter
The purchasers agree to pay their own taxes and insurance.
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 proceed-
ings of any kind, then in addition the sum of a reasonable sum ~~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 Crosswell Company shall be discharged in law and equity from all liability to make said deed, and may
treat said J.B. Brown & Cola Lee Brown 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 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 27th day of
April A. D., 19 61 CROSSWELL COMPANY

In the presence of:

By James A Harris

W. L. Mune
W. L. Mune

J. B. Brown (Seal)
Cola Lee Brown (Seal)

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