

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

.....have agreed to sell to
Ernest M. Nix and Eunice I. Nix a certain lot or tract
of land in the County of Greenville, State of South Carolina, known as Lot 191 Florida Ave.
Extn., City of Greenville, South Carolina.

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 mort-
gage to the seller for the balance due with interest at 6% 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.

.....purchasers
and execute and deliver a good and sufficient warranty deed therefor on condition that the shall
pay the sum of Twelve Thousand and no/100 Dollars in the following manner
\$50.00 upon the signing of this instrument, and weekly payments of
Twenty (\$20.00) Dollars commencing April 3, 1961. Purchasers agree
to pay their own taxes and insurance.

until the full purchase price is paid, with interest on same from date ~~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 ~~xxxx~~ 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 Crosswell Company
shall be discharged in law and equity from all liability to make said deed, and may
treat said purchasers 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 20th day of
March A. D., 19⁶¹

CROSSWELL COMPANY, INC.
By: Janner Harris

In the presence of:

W. L. Moore Ernest M. Nix (Seal)
W. E. Allen Eunice I. Nix (Seal)

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