

The State of South Carolina }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
Sybil Phillips a certain lot or tract
of land in the County of Greenville, State of South Carolina, known as Lot No. 192, Texas Ave. Extn.
Greenville, South Carolina. The seller hereby agrees to convey the property above
named by deed in fee simple to the purchaser, when the purchaser's equity amounts to
\$2,500.00. At that time the purchaser agrees to execute a mortgage to the seller for
for the balance due with interest at 6% . The seller further agrees to connect with
the sewer line if necessary.

The purchaser agrees that the name of Maxie Thomas Robinson Jr., be added to this bond
for title and to the deed and mortgage when said Maxie Thomas Robinson Jr. reaches the
age of 21.

and execute and deliver a good and sufficient warranty deed therefor on condition that the purchaser shall
pay the sum of Nine Thousand Five Hundred and no/100 Dollars in the following manner
The sum of \$18.00 Eighteen and no/100 Dollars each week commencing May 26, 1961 and
a like amount to be paid each week thereafter. The purchaser agrees to pay the taxes
and insurance on said property.

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 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 the seller shall be discharged in law and equity from all liability to make said deed, and may
treat said purchaser 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 hands and seals this 26th day of
May A. D., 19 61

In the presence of:

[Signature]
[Signature]
CROSWELL COMPANY
By: James A. Harris (Seal)
Sybil Phillips (Seal)

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STATE OF SOUTH CAROLINA

County of Greenville

Personally appeared before me Sybil Phillips + J. A. Harris
who being duly sworn, depose and say that he is the bona fide owner and holder of
the within Bond and that the same has not been assigned, hypothecated or
otherwise disposed of and that the same has not been lost or destroyed and after diligent
search cannot be found. The undersigned has full authority to mark the Mortgage with

The debt hereby secured is paid in full and
the Lien of this instrument is satisfied this

12th of July 19 61
Sybil Phillips
Witness
By: J. A. Harris