

The State of South Carolina
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 20 4 12 PM 1960

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

_____ have agreed to sell to
Marion R. Callahan and Ruth V. Callahan a certain lot or tract

of land in the County of Greenville, State of South Carolina, on Knox St., Glendale Heights,
and purchased by the seller in 1960; 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 1/2% 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 all the household furniture located in said
property, or which shall be in the future placed, on said property.

and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Fourteen Thousand Two Hundred Dollars in the following manner
Twenty-Five Dollars (\$25.00) down payments, and Twenty Dollars each week
for twelve (12) weeks commencing July 22, 1960; and Twenty-Five Dollars
(\$25.00) each week commencing October 21, 1960

until the full purchase price is paid, with interest on same from date at 6 1/2 per cent, per annum
until paid to be computed and paid ~~annually~~ 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 proceed-
ings of any kind, then in addition the ~~sum of~~ amount of 10% ~~xxxxx~~ 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, Crosswell Co. shall be discharged in law and equity from all liability to make said deed, and may
treat said purchasers 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 (\$960.00) 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 14th day of
July A. D. 1960

In the presence of:
Edna L. Mung Crosswell Co. (Seal)
W. P. O'Brien Benjamin A. Harris Pres (Seal)
Mrs. Ruth V. Callahan
Marion R. Callahan

(Continued on Next Page)

Satisfied November 26, 1963
Mrs. Ruth V. Callahan

SATISFIED AND CANCELLED OF RECORD
26th DAY OF November 1963
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.