

GREENVILLE CO. S. C.

BOOK 686 PAGE 347

The State of South Carolina
COUNTY OF GREENVILLE

JAN 16 12 16 PM 1961

OLL 1 11 11 PM

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
Willie W. H. Thomas a certain lot or tract

of land in the County of Greenville, State of South Carolina, known as 103 Fair Street,
Greenville, S.C., being known as Lot No. 11 of the R.L. Andrea property
according to a plat recorded in the R.M.C. Office for Greenville County

in Plat Book G, at Page 103. 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 \$2,000.00. At that time the purchaser agrees
to execute a mortgage to the seller for the balance due. The seller
agrees to paint the house inside and outside and to repair the roof.
In the event possession of the property cannot be had by the purchaser on
Feb. 1, 1961, the present occupants of said property shall pay the sum
of \$60.00 per month rent to the purchaser. The seller hereby agrees to
repair the porch.

and execute and deliver a good and sufficient warranty deed therefor on condition that he shall
pay the sum of Six Thousand Two Hundred Fifty Dollars in the following manner

\$200.00 upon the signing of this instrument, and monthly payments in the
amount of \$60.00, beginning February 1, 1961 ~~until~~ *hereafter*
\$60.00 per month until Paid in Full It is agreed that when this
amount is paid there will be no unpaid mortgages or liens on this 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 ofdollars 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. The seller agrees to pay all delinquent taxes due on the
property, and make all back payments due to First Federal Savings & Loan Assn.

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 Willie W. H. Thomas 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 ofdollars 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 11th day of
January A. D. 19 61

In the presence of:

Erika L. Mune
[Signature]

CROSSWELL COMPANY

BY: *James A. Harris* (Seal)
James A. Harris, Pres.

Willie W. H. Thomas (Seal)

(Continued on next page)