

MAR 23 10 55 AM 1961

The State of South Carolina
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
Edward Clayton Powell & Era Joe Powell a certain lot or tract
of land in the County of Greenville, State of South Carolina, at 510 Highlawn Ave., Green-
ville, 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.

..... purchasers
and execute and deliver a good and sufficient warranty deed therefor on condition that the shall
pay the sum of Eight Thousand Nine Hundred (\$8,900.00) dollars in the following manner
\$10.00 at the signing of this instrument, and the sum of \$12.50 per week
for a period of twelve (12) weeks commencing March 31, 1961; and the sum
of \$17.50 each week thereafter
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 ~~of~~ 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 hands and seal this 28th
March A. D., 1961

In the presence of:

E. L. Mure
A. P. Albee

CROSSWELL COMPANY, INC.

By *Jarvis A. Harris*
President (Seal)

Era Joe Powell
Edward Clayton Powell (Seal)

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Satisfied this 10th day of Sept. 1961
Signed: Era Jo Powell
Edward Clayton Powell
Crosswell Co.