

The State of South Carolina )  
COUNTY OF GREENVILLE )

JUN 7 2 10 PM '61

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

\_\_\_\_\_ have agreed to sell to  
John L. Griep \_\_\_\_\_ a certain lot or tract

of land in the County of Greenville, State of South Carolina, known as Lot No. 52, Miami Ave.,  
Route 2, Piedmont, S.C. The seller agrees to convey the property above named by deed  
in fee simple to the purchaser when the purchaser's equity amounts to \$3,000.00. At that  
time the purchaser agrees to execute a mortgage to the seller for the balance due with  
interest at 6%. The purchaser agrees to pay his own taxes and insurance.

and execute and deliver a good and sufficient warranty deed therefor on condition that the purchaser  
shall pay the sum of Ten Thousand Five Hundred and no/100 Dollars in the following manner  
\$40.00 upon the signing of this instrument and the sum of \$44.00 on the first and 15th  
of each month, commencing June 15, 1961

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 hand and seal this 22nd day of  
May \_\_\_\_\_ A. D., 19 61

CROSSWELL COMPANY

In the presence of:

*John L. Griep*  
*Al E. Allee*

By: *James A. Harris* (Seal)  
*John L. Griep* (Seal)

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