

GREENVILLE CO. S. C.

The State of South Carolina
COUNTY OF GREENVILLE

FEB 23 1 46 PM 1962

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS: Sol E. Abrams and Crosswell Company, Inc.

..... have agreed to sell to
Ray Simmons and Henrietta Simmons a certain lot or tract
Laurens
of land in the County of Greenville, State of South Carolina, being known as Lot No. 16 on Thrift
Drive, Quet Village Subdivision, Fountain Inn, S.C. The sellers hereby agree 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.

..... and execute and deliver a good and sufficient warranty deed therefor on condition that the purchasers shall
pay the sum of Nine Thousand Two Hundred Sixty and no/100 Dollars in the following manner
The sum of \$18.46 per week commencing October 8, 1960, and a like payment 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 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
the sellers
due 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 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 8th day of
October A. D., 19 60.

CROSSWELL COMPANY, INC.

By: James A. Harris
W. R. Cannon

In the presence of:

Mark L. Mure
F. L. Coogler
Henrietta Simmons (Seal)
W. R. Cannon (Seal)