

The State of South Carolina }
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 12 10 04 AM 1963

OLLIE F. WORTH

KNOW ALL MEN BY THESE PRESENTS: Crosswell Company

..... have agreed to sell to
Roy Bruten and Ernestine Bruten..... a certain lot or tract

of land in the County of Greenville, State of South Carolina, located on Miami Ave., Rt. 2
Piedmont, 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. The purchasers further agree to execute
to the seller a chattel note and mortgage on certain household furniture
located at said property in lieu of a deposit on said property, said
mortgage to be in the amount of \$500.00 and the seller agrees to mark
said mortgage null and void and paid in full when the purchasers have an
equity of \$500.00 in said property.

.....
.....
.....
and execute and deliver a good and sufficient warranty deed therefor on condition that they shall
pay the sum of Nine Thousand Seven Hundred Fifty Dollars in the following manner
The sum of Seventy-Five and no/100 per month, commencing October 1, 1963
and a like payment to be made each month 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 sum 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 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 hand s and seal s this 10th day of
August A. D., 1963 CROSSWELL COMPANY

In the presence of:

Lois E. Moore
Clifford P. O'Neil

By James A. Harris

Roy Bruten (Seal)
Ernestine Bruten (Seal)

(Continued on Next Page)