

This agreement made and entered into between Estate of Mrs. P. M. Epstein
 hereinafter called the Seller, and Mrs. Eva G. Anderson hereinafter called
 the Buyer.

Witnesseth:
 The Seller agrees to sell the property herein described House & Lot -- Located on the North-
 West corner of East Park Avenue and Rowley Street : And being lot
 # 18 as shown on the City Map of Greenville, South Carolina.

Including the following items to remain with the property _____

The Buyer agrees to buy and the Seller agrees to sell the above described property for the sum of (\$9,975.00)
Nine thousand nine hundred seventy-five & no/100 dollars with a cash payment of
\$237.00, receipt whereof is hereby acknowledged, to be held in escrow and applied on the purchase of
 this property as of the closing date, with the balance to be paid as follows \$1,763.00 to be paid on
closing. Balance to be carried on first (1 st.) mortgage.

In the event, the Buyer fails to pay the balance of said purchase price or complete said purchase, as herein provided,
 the amounts paid hereon shall, at the option of the Seller be retained as liquidated and agreed damages.

The Seller agrees to execute and deliver to the Buyer a good and sufficient warranty deed to the premises above de-
 scribed, free and clear of all encumbrances or liens on payment of the purchase price as above provided and that the
 general taxes, insurance, assessments, interest, rents and other charges shall be prorated as of the day of delivery of deed
 and said deed to be delivered on or before, April 15, 19 54.

The Seller agrees to deliver possession of the above described property on Closing date 19____.
 To the full and faithful performance of the aforesaid agreement the parties hereto bind themselves, their heirs, ex-
 ecutors, administrators and assigns.

Witness:
 1. O. C. Polk Seller: M. S. Epstein (LS)
 2. W. Frank Durham (LS)
 1. O. C. Polk Buyer: Eva G. Anderson (LS)
 2. Ruth M. Polk (LS)

COUNTER OFFER

Witness Buyer Witness Seller (LS)

STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE
 Forsook I, O. C. Polk
 made oath that Eva G. Anderson
 is the true and lawful owner of the above described property.
 Witness Ruth M. Polk
 Subscribed to before me, this 15th
 day of March 1954 O. C. Polk
Evelyn Esdard
 Notary Public, S. C.

Recorded March 15th, 1954 at 1:17 P.M. #5893

*By Order of the Court, I am authorized to cancel
 this contract. Authority signed by H. B. McLowan Judge.
 Greenville County Court, August 27, 1954.*