

~~Sherrill~~

1.25 TTX
REAL PROPERTY AGREEMENT

BOOK 723 PAGE 405
1963

In consideration of such loans and indebtedness as shall be made by or become due to THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as "Bank") to or from the undersigned, jointly or severally, and until all of such loans and indebtedness have been paid in full, or until twenty-one years following the death of the last survivor of the undersigned, whichever first occurs, the undersigned, jointly and severally, promise and agree

1. To pay, prior to becoming delinquent, all taxes, assessments, dues and charges of every kind imposed or levied upon the real property described below; and
2. Without the prior written consent of Bank, to refrain from creating or permitting any lien or other encumbrance (other than those presently existing) to exist on, and from transferring, selling, assigning or in any manner disposing of, the real property described below, or any interest therein; and
3. Hereby assign, transfer and set over to Bank, its successors and assigns, all monies now due and hereafter becoming due to the undersigned, as rental, or otherwise, and howsoever for or on account of that certain real property situated in the County of Greenville, State of South Carolina, described as follows:

All that Lot of land in the county of Greenville, State of South Carolina known and designed as lot # 14 on plat of View point place subdivision. Recorded in plat Book C C page 152 of the R M C office for Greenville county S. C. said lot having a frontage of 70 feet on the South east side of Bayne Drive, a depth of 173.1 feet on the South west side a depth of 176.3 feet on the Northwest side and rear width of 70 feet.

This is the same property conveyed to the administrator by deed dated October 16, 1959 and recorded in the office of the R. M. C. office for Greenville County, S. C. in deed Book 636 at page 460.

FILED
GREENVILLE CO. S. C.
MAY 24 3 58 PM 1963
OLLIE FARNSWORTH
R. M. C.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whensoever becoming due to the undersigned, or any of them, and howsoever for or on account of said real property, and hereby irrevocably appoint Bank, as attorney in fact, with full power and authority, in the name of the undersigned, or in its own name, to endorse and negotiate checks, drafts and other instruments received in payment of, and to receive, receipt for and to enforce payment, by suit or otherwise, of all said rents and sums; but agrees that Bank shall have no obligation so to do, or to perform or discharge any obligation, duty or liability of the undersigned in connection therewith.

4. That if default be made in the performance of any of the terms hereof, or if any of said rental or other sums be not paid to Bank when due, Bank, at its election, may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining unpaid to Bank to be due and payable forthwith.

5. That Bank may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as Bank, in its discretion, may elect.

6. Upon payment of all indebtedness of the undersigned to Bank this agreement shall be and become void and of no effect, and until then it shall apply to and bind the undersigned, their heirs, legatees, devisees, administrators, executors, successors and assigns, and inure to the benefit of Bank and its successors and assigns. The affidavit of any officer or department manager of Bank showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this agreement and any person may and is hereby authorized to rely thereon.

Witness Donna Rae Dacus Dolan K. Ledwell
Witness Virgil C. Jones x Thelma Ledwell

Dated at: Greenville May 23, 1963
Date

State of South Carolina
County of Greenville

Personally appeared before me Donna Rae Dacus who, after being duly sworn, says that he saw the within named Dolan K. Ledwell & Thelma Ledwell sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Virgil C. Jones witnesses the execution thereof.

Subscribed and sworn to before me
this 23 day of May, 1963
Billy D. Silver Donna Rae Dacus
Notary Public, State of South Carolina (Witness sign here)
My Commission expires at the will of the Governor

SC-75-R Recorded May 24th., 1963 at 3:58 P. M. No. 30329

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 23 of May 1967
The Citizens & Southern National Bank of South Carolina
By: W. L. Pherigo
Witness: Frances Lawson
Witness: M. F. Austin

SATISFIED AND CANCELLED OF RECORD
25 DAY OF May 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A M. NO. 28691