

1.25

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

- 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
- 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
- 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 certain piece, parcel or lot land situate, lying and being in the State and County aforesaid, Chick Springs Township, about one mile south from Taylors, S. C., lying on the south side of Lee Road, and being one half (the western one half) of the same lot that was conveyed to me by deed from C. S. Hammett Nov. 13th., 1940, recorded in the office of the R. M. C. for Greenville County in Deed Book 229 at page 397 and having the following courses and distances to-wit:

Behinng on a point in the center of the said Lee Road, joint corner of lands of Mrs. C. M. Crain, and runs thence along the eastern line of the Mrs. C. M. Crain land, S. S. 17 - 30 W. 435.5 feet to an iron pin on the said line; thence S. 71 - 30 E. 100 feet to an iron pin on the original line of my lot; thence a new line parallel with the Mrs. C. M. Crain line; N. 17 - 30 E. 435.5 feet to a point in the center of the said Lee Road (iron pin back on line at 21.5 feet); thence with the said road, N. 71 - 30 W. 100 feet to the beginning corner, containing one (1 acre), more or less.

Recorded Nov. 13, 1951 at 9:14 A. M.
Book 445 page 478

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.

- 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.
- 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.
- 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 Don Litman x Gene Stephens
 Witness Don Bolard x Elizabeth Stephens
 Dated at: Greenville 11-09-64
Date

State of South Carolina
County of Greenville

Personally appeared before me Don Litman who, after being duly sworn, says that he saw the within named Gene Stephens & Elizabeth Stephens sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Don Bolard witnesses the execution thereof.
(Borrowers) (Witness)

Subscribed and sworn to before me this 9th day of November, 1964 Don Litman (Witness sign here)
Martha Ann Chew
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

sc-75-R Recorded November 10th., 1964 At 9:30 A.M. # 13855

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 21 of Nov. 1968
The Citizens & Southern National Bank of South Carolina
By: J. C. Hopke, Asst. V. P.
Witness: Frances Lawson
Witness: George W. Leunst

SATISFIED AND CANCELLED OF RECORD
22 DAY OF Nov. 1968
Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:00 O'CLOCK A M. NO. 12591