

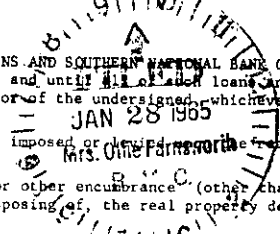
For Termination Agreement see  
Deed Book 791 Page 150

JAN 28 1965

21259

REAL PROPERTY AGREEMENT

BOOK 766 PAGE 324



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 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Butler Township, being more particularly according to a survey prepared on January 30, 1956, as follows:

BEGINNING at a nail and cap in the center of Old Spartanburg Road, at the original Southwest corner of tract of S. B. Higgins, Sr., and Cornelia W. Higgins, and running thence N. 0-30 W. 101.3 feet to iron pin (old); thence N. 3-20 E. 204.5 feet to an iron pin (new); thence S. 86-40 E. 100 feet to an iron pin; thence S. 20 W. 294.7 feet to a nail and cap in the center of Old Spartanburg Road; thence with said road, S. 86-45 W. 100 feet to the beginning corner; and being the same conveyed to the Grantor and Grantee by S. B. Higgins, Sr., and Cornelia W. Higgins by deed dated February 13, 1956, and recorded in the R. M. C. Office for Greenville County in Deed Volume 546 at Page 527.

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 Florence H. Renfro x Thomas M. Higgins  
 Witness Susan L. Barras x Betty W. Higgins

Dated at: Greenville, South Carolina January 27, 1965

State of South Carolina  
County of GREENVILLE

Personally appeared before me Florence H. Renfro who, after being duly sworn, says that she saw the within named Thomas M. Higgins and Betty W. Higgins sign, seal, and as their act and deed delivered the within written instrument of writing, and that deponent with Susan L. Barras witnesses the execution thereof.

Subscribed and sworn to before me  
this 27th day of January, 1965  
Martha Ann Cheves Florence H. Renfro  
Notary Public, State of South Carolina (Witness sign here)

My Commission expires at the will of the Governor  
sc-75-R Recorded January 28th., 1965 At 9:30 A.M. # 21259