

FILED
JUL 19 1973

REAL PROPERTY AGREEMENT

VCL 979 PAGE 400

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 near the city of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 37 and a portion of lot No. 38 according to the plat of Washington Heights made by McDowell & Moore dated December, 1944 and recorded in the R.M.C. Office for Greenville County in Plat Book M at page 17, and having, according to a more recent survey by C.C. Jones dated July 5, 1964 entitled ~~XXXXXXXXXX~~ Property of William G. Hill of record in the R.M. C. Office for Greenville County in plat Book HH at page 179, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Washington Loop at the joint corner of lots Nos. 36 & 37 which iron pin is situate 928.2 feet east at the intersection of Washington Loop and Pine Street and running thence along the line of lot No. 36, N. 37-52 E. 121.7 feet to an iron pin; thence N. 67-00 W. 185 feet to an iron pin in the rear line of Lot No. 38; thence through Lot. No. 38 S. 20-15 W. 120,6 feet to an iron pin of the northern side of Washington Loop; Thence with the northern side of said Washington Loop, S. 69-45 E. 60 feet to the point of beginning;

This property is the same conveyed to the grantors by deed recorded in the R.M.C. office for Greenville County in Deed Book 715 at page 278.

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 James S. Weaver & James A. Carter
Witness Marvalene Yates & Eunice G. Carter

Dated at: Greenville, S.C. 7-13-73
Date

State of South Carolina
County of Greenville

Personally appeared before me James S. Weaver who, after being duly sworn, says that he saw the within named James A. Carter & Eunice G. Carter sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Marvalene Yates witnesses the execution thereof. James S. Weaver (Witness)

Subscribed and sworn to before me this 13 day of July, 19 73 James S. Weaver (Witness sign here)

Shanche P. Law
Notary Public, State of South Carolina
My Commission expires at the 11-23-80 of the Governor

Real Property Agreement Recorded July 19th, 1973
at 11:00 A. M. #1944

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 33 PAGE 160

SATISFIED AND CANCELLED OF RECORD
18 DAY OF Sept. 1975
Dannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:15 O'CLOCK P.M. NO. 7391