

1.25

MAR 26 1968

24958 REAL PROPERTY AGREEMENT

BOOK 840 PAGE 284

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

Greenville, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land with the improvements thereon situate, lying, and being on the eastern side of Daisy Drive in Pine Hill Village, Gantt Township, Greenville, County, South Carolina, as shown and designated as Lot 78 on a plat of Pine Hill Village prepared by R. K. Campbell, R. L. S. November 1960, and ~~has~~ recorded in the R. M. C. Office for Greenville County, in Plat Book QQ at page 169, and having according to said plat the metes and bounds following:

BEGINNING at an iron pin on the eastern side of Daisy Drive, joint front corner of Lots 78 and 79, and running thence S. 79-11 E. 116.4 feet along the joint line of said lots to an iron pin, joint rear corner of said lots, and lots 117, and 118; running thence S. 3-18 E. 92.8 feet along the joint rear line of Lots 78 and 118 and 119 to an iron pin, joint rear corner of Lots 77 and 78 in the rear line of Lot 119; thence N. 79-11 W. 139 feet along the joint line of Lots 77 and 78 to an iron pin on the eastern side of Daisy Drive, joint front corner of Lots 77 and 78; and running thence N. 10-49 E. 90 feet along the eastern side of said Drive to an iron pin, the point of beginning.

DERIVATION: Deed Book 653, page 79

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 [Signature] x [Signature]

Witness Frances Lawson x x William M. Pickett

Dated at: Greenville 3-21-68
Date

State of South Carolina

County of Greenville

Personally appeared before me E. Parker Suttler who, after being duly sworn, says that he saw the within named Wm. M. Pickett (Witness) William M. Pickett (Borrowers) sign, seal, and as their act and deed, deliver, the within written instrument of writing, and that deponent with Frances Lawson (Witness) witnesses the executing thereof.

Subscribed and sworn to before me this 21 day of March, 1968
[Signature] (Witness sign here)

Notary Public, State of South Carolina
My Commission expires on the 1-1-71 of the Governor

sc-75-R Recorded March 26, 1968 At 9:30 A.M. # 24958

The Citizens and Southern National Bank of South Carolina, a national banking association, hereby certifies that that certain agreement entitled "Real Property Agreement" made by Wm. M. Pickett & William M. Pickett to The Citizens and Southern National Bank of South Carolina, as "Bank", dated 3/21 1968, and recorded in the office of the Recorder in the County of Greenville, State of South Carolina, on 3-26 1968, Do. # 840 at page 284, has been terminated and the undertakings therein described discharged.

The Citizens and Southern National Bank of South Carolina
Witness Frances Lawson By Bill Hughes
Glenn Anderson