

REAL PROPERTY AGREEMENT

South Carolina National Bank Greenville, S. C.

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (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; or any leases, rents or funds held under escrow agreement relating to said premises; and

3. The property referred to by this agreement is described as follows: That piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, with buildings thereon, on the east side of Florida Avenue, being known or designated as Lot No. 16, Block 1 of a subdivision known as "Highland" according to a plat thereof recorded in the R.M.D. office for Greenville County in Plat Book 1, at pages 70 and 71, and having according to said plat, the following notes and bounds, to-wit:

Start at an iron pin on the east side of Florida Avenue at the joint front corners of Lots No. 17 and 12 and running thence along the joint line of said lots, S. 90-15 E. 183.7 feet to an iron pin on the right-of-way of the S.C. railroad; thence along said right-of-way, S. 15 E. 60.0 feet to a pin at the joint rear corners of Lots No. 17 and 16; thence

That if default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest, on any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the Bank and agrees that any judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the described premises, with full authority to take possession thereof and collect the rents and profits and hold the same subject to the further order of said court.

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 M. D. Kizer Walter A. Davidson (L. S.)

Witness Judy M. Mullinary Mary J. Davidson (L. S.)

Dated at: Greenville, S. C.

April 2, 1970 Date

State of South Carolina County of Greenville

Personally appeared before me M. D. Kizer who, after being duly sworn, says that he saw the within named WALTER A AND MARY J. DAVIDSON sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with JUDY MULLINARY witnesses the execution thereof.

Subscribed and sworn to before me this 2nd day of April, 1970

Judy M. Mullinary Notary Public, State of South Carolina My Commission expires at the will of the Governor

M. D. Kizer (Witness sign here)

12-10-79 (Continued on next page)

thence along the joint line of said lots N. 80-15 E. 173.6 feet to a pin on the East side of Florida Avenue; thence along the East side of Florida Avenue, S. 0-15 E. 60 feet to the beginning corner; being the same lot of land conveyed to me by William Carl Thurston by deed dated August 5, 1950 and recorded in the R.M.D. Office for Greenville County in Deed Book 116 at page 301 on August 16, 1950.

Taxes for 1970 are to be paid by grantor.

Recorded April 20, 1970 At 3:45 P.M. # 22872