



REAL PROPERTY AGREEMENT

VOL 1692 PAGE 566

In consideration of such loans and indebtedness as shall be made by or become due to First-Citizens Bank and Trust Company (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 as follows:

1. To pay, prior to becoming delinquent, all taxes, assessments, dues and charges of every kind imposed or levied upon the real property described herein.

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 herein, or any interest therein.

3. Heroby 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 piece, parcel or lot of land, together with all buildings and improvements, situate, lying and being at the southeastern corner of the intersection of Hutchins Street and Henry Street, in Greenville County, South Carolina, being shown and designated as Lot No. 46 on a plat of an ADDITION TO SECTION NO. 6, of a subdivision for DUNEAN MILLS made by Pickell & Pickell, Engineers, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book S, pages 172 through 177, inclusive, reference to which is hereby craved for the meters and bounds thereof, and also being known as No. 11 Henry Street.

The above property is in the same property conveyed to the Grantor herein by deed of Skelton Real Estate Company, Inc., recorded July 9th, 1979 in Deed Book 1039 at page 340, and it is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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 Jodie McJunkin x Diane S. Ragsdale
Witness Gail Flowers x

Dated at: Greenville 11-28-84

State of South Carolina
County of Greenville

Personally appeared before me Jodie McJunkin who, after being duly sworn, says that he saw the within named Diane S. Ragsdale (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Gail Flowers (Witness) witnesses the execution thereof.

Subscribed and sworn to before me this 28 day of November 1984 Jodie McJunkin (Witness sign here)

Notary Public, State of South Carolina
My Commission expires:

3 DE. 3 84 338 4.0001

RECORDED DEC 3 1984 at 10:00 A/M

16593

