

#10165
JUL 10 1980

FILED
GREENVILLE CO. S. C.
OCT 30 2 58 PM '80
DONNIE

BOOK 86 PAGE 806
BOOK 1136 PAGE 477

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, 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:

All that certain piece, parcel or lot of land in the State and County aforesaid, on the South side of Ninth Street, in Section No. 5 of Judson Mills Village, being known and designated as Lot No. 23 as shown on a plat of Section No. 5 of Judson Mills Village made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book K, at pages 33 and 34, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin on the South Side of Ninth Street, joint corner of Lots Nos. 23 and 24, said pin being 282 feet West from the Southwest corner of the intersection of Ninth Street and Neibert Avenue, and running thence with the line of Lot No. 24, S. 1-55 E. 91.1 feet to an iron pin; thence with the rear line of Lot No. 40, S. 88-09 W. 70 feet to an iron pin; thence with the line of Lot No. 22, N. 1-55 W. 91.4 feet to an iron

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 Kathy M. Turner Sybil Jordan (L. S.)
Witness Brenda M. Murray (L. S.)

SCB - Pendleton St. Branch
Dated at: Greenville, S. C.
Date: 10/27/80
this 10th day of August 1984

1546 THE SOUTH CAROLINA NATIONAL BANK
Greenville, S. C.
By Jean H. Owen
Mary Kay Murray
Witness: [Signature]

Personally appeared before me Kathy M. Turner
the within named Sybil Jordan (Witness)
act and deed deliver the within written instrument of writing, and that deponent with Brenda M. Murray (Witness)
witnesses the execution thereof.

Subscribed and sworn to before me
this 27th day of October, 1980
Kathy M. Turner (Witness sign here)

Francis P. Behrum, Jr.
Notary Public, State of South Carolina
My Commission expires at the will of the Governor
BY COMMISSION EXPIRES MAY 8, 1990.

11801
200

4328