

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 68, Block "F", plat of University Heights, as per plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "BB", page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Twinbrook Drive (formerly Drayton Drive), joint front corner Lots 67 and 68, and running thence S. 56-37 W. 185 feet to an iron pin, joint rear corner Lots 67 and 68; thence N. 32-07 W. 100 feet to an iron pin, joint rear corner Lots 68 and 71; thence N. 56-37 E. 187.9 feet to an iron pin on the Southwesterly side of Twinbrook Drive, joint front corner Lots 68 and 71; thence along the Southwesterly side of Twinbrook Drive, S. 30-26 E. 100 feet to an iron pin, the point of beginning.

As a part of the consideration hereto, the grantee agrees to assume and pay, according to its terms, that certain note and mortgage given to Canal Insurance Company; said mortgage is recorded in the R.M.C. Office for Greenville County, S.C., in Mortgages Volume 646, page 263

This is the same property conveyed by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Book 574, page 138.

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 signatures: Robert L. Pence, Bernard W. Bell, Dorothy J. Bell, W. Dean Hudson. Dated at: Greenville, South Carolina, 8/26/63.

State of South Carolina
County of Greenville

Personally appeared before me Robert L. Pence who, after being duly sworn, says that he saw the within named Bernard W. and Dorothy J. Bell sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with W. Dean Hudson witnesses the execution thereof.

Subscribed and sworn to before me this 26th day of August, 1963. Notary Public, State of South Carolina.

Recorded this 26th day of August, 1963, at 1:13 P.M., No. 6071

PAID AND FULLY SATISFIED
THIS THE 12th DAY OF December, 1963
THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA
GREENVILLE, S. C.
By Ben E. Harvey, Cashier
By Deputy E. Cudd, Asst.
WITNESS Bobbie Wilson
WITNESS W. Dean Hudson

SATISFIED AND CANCELLED OF RECORD
13th DAY OF December 1963
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 9:37 O'CLOCK A.M. NO. 17131