

DEC 3 1965

16686 X X X X  
REAL PROPERTY AGREEMENT

BOOK 787 PAGE 348

CITIZEN & SOUTHERN NAT. BANK

In consideration of such loans and indebtedness as shall be made by or become due to ~~Bank~~ (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

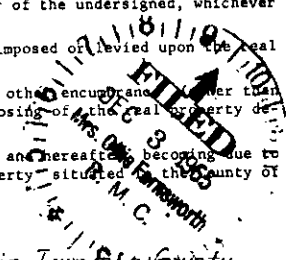
1. To pay, prior to becoming delinquent, all taxes, assessments, dues and charges of every kind imposed or levied upon the real property described below; and

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 situate, lying and being in Austin Township, County and State aforesaid, about 13 miles Southeast of Greenville City and more fully described as follows.

beginning at a pin on the corner of P.C. Hughes land and running thence with his line S. 83.0. 746 to a stake in the road, thence N. 35-03W. 5.36-5 to a stake, thence N. 35-03E. 357.3 to the beginning corner, and containing 2.02 acres more or less and being a part of the same land. Conveyed to me by deed of S. Howard dated Dec 1, 1910 and recorded in the Office of R.M.C. Office for Greenville County in Volume 9, Page 161.



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 Pat C. Lowe x H Grady Hart

Witness Ralph M. Kesler, Jr. x W Kathryn C. Hart  
Greenville, S. C. 12-01-65

Dated at: \_\_\_\_\_ Date

State of South Carolina  
County of Greenville

Personally appeared before me Pat C. Lowe who, after being duly sworn, says that he saw

the within named Mr. Grady Hart and Mrs. Kathryn C. Hart sign, seal, and as their

act and used, deliver, and within written instrument of writing, and that deponent with Ralph M. Kesler, Jr.

witnesses the execution thereof. (Witness)

Subscribed and sworn to before me

this 2nd day of December, 1965 Pat C. Lowe (Witness sign here)

Ralph M. Kesler, Jr.  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

Recorded December 3rd., 1965 At 9:30 A.M. # 16686

CB-7

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 2nd of January 1970

The Citizens & Southern National Bank of South Carolina

By: M. F. Austin  
Witness: Francis Dawson  
Witness: Bill Hughes

SATISFIED AND CANCELLED OF RECORD

5 DAY OF Jan 1970

Ollie Fairbairn  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:00 O'CLOCK P M. NO. 15047