

OCT 27 1967

12249

REAL PROPERTY AGREEMENT

X XXX BOOK

831

PAGE 458

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 certain parcel or lot of land situated on the south side of Benjamin Avenue about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 34 in BROOKHAVEN, property of the Dobson Estates, according to survey and plat by H. S. Brockman, Registered Surveyor, dated December 12, 1957, amended September 1, 1959, recorded in plat Book RR, page 41, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south side of Benjamin Avenue, corner of Lots Nos. 33 and 34, and running thence along the line of said lots, S. 10-55 W. 170 feet to an iron pin, rear corner of Lot No. 57, thence along the line of Lot No. 57, S. 79-25 E. 100 feet to an iron pin, corner of Lot No. 35, thence along the line of Lot No. 35, N. 10-55 E. 170 feet to the south side of Benjamin Avenue, thence along said Avenue, N. 79-25 W. 100 feet to the beginning corner.

This is a portion of the property conveyed to the grantors herein by deed recorded in Deed Book 620, page 243, and the same is subject to restrictions recorded in Deed Book 620, page 229, R.M.C. Office for Greenville County.

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 Lily J. Gorenflo x June E. Hamby
Witness Patsy D. Hunt x Marion E. Hamby

Dated at: Greer, South Carolina October 25, 1967

State of South Carolina

County of Greenville

Personally appeared before me Lily J. Gorenflo who, after being duly sworn, says that he saw the within named June E. Hamby + Marion E. Hamby sign, seal, and as their act and deed, delivered to him this written instrument of writing, and that deponent with Patsy D. Hunt witnesses the execution thereof.

Subscribed and sworn to before me this 25th day of October, 1967 Lily J. Gorenflo (Witness sign here)

Notary Public, State of South Carolina

My Commission expires January 1, 1971

Recorded October 27, 1967 At 9:30 A.M. # 12249

sc-75-R

The Citizens and Southern National Bank of South Carolina, a national banking association, hereby certifies that that certain agreement entitled "Real Property Agreement" made by June E. Hamby + Marion E. Hamby to The Citizens and Southern National Bank of South Carolina, as to Deed 10-25-67, and recorded in the office of the Recorder in the County of Greenville, State of South Carolina, on 10-27-67, 831 at page 458, has been terminated and the undertakings therein described discharged.

The Citizens and Southern National Bank of South Carolina

Witness Frances Lawson, George H. Lewis

By J. Clarence Hopke, asst. V.P.

SEARCHED AND CANCELED OF RECORD

19 DAY OF Oct. 1968

Ollie Farnsworth

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

AT 9:30 O'CLOCK A.M. NO. 14860