

AT 8:43 O'CLOCK A.M. NO. 29855

For Satisfaction see Deed Book 869 Page 652.

REAL PROPERTY AGREEMENT

BOOK 842 PAGE 258

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 piece, parcel or lot of land with all buildings and improvements thereon situate in Chick Springs Township, Greenville County, State of South Carolina, on the eastern side of Greenbrier Road (now known as Sweetbrier Road) and being shown and designated as Lot No. 15 on a plat of Section Two of Lake Forest Heights, recorded in Plat Book KK, at Page 105, R. M. C. Office for Greenville County and having, according to a recent survey of the Property of Leonard Fine made by R. B. Bruce on July 18, 1958, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Sweetbrier Road (formerly called Greenbrier Road) at the joint corner of Lots 16 and 15 and running thence along the joint line of said lots, S. 89-11 E. 192.2 feet to an iron pin; running thence, S. 0-02 E. 111.1 feet to an iron pin at the rear joint corner of Lots 15 and 14; running thence along the joint line of said lots, N. 88-46 W. 197.6 feet to an iron pin on Sweetbrier Road (formerly called Greenbrier Road); running thence along Sweetbrier Road, N. 2-24 E. 110 feet to the point of beginning, this being the same property conveyed to the grantors by deed recorded in Deed Book 603, Page 494.

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 John C. Boesch x Geriba B. Welfin

Witness Nell D. Grier x Lawrence Welfin

Dated at: Greenville 4-15-68

State of South Carolina County of Greenville

Personally appeared before me John C. Boesch who, after being duly sworn; says that he saw the within named Geriba B. & Lawrence Welfin sign, seal, and as their act and deed, deliver the within written instrument of writing, and that deponent with Nell D. Grier witnesses the execution thereof.

Subscribed and sworn to before me this 15th day of April, 1968 Lawrence H. Pennington

Notary Public, State of South Carolina My Commission expires, by the will of the Governor