

DEC 1 4 12 PM '70

VOL 903 PAGE 501

Return to:

OLLIE FARNSWORTH

REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (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; 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 piece, parcel or lot of land situate, lying and being in the State Of South Carolina, County of Greenville on the Northern side of Seventh Street in Section 4 of Judson Mill Village in Greenville Township being shown as Lot 54 on plat recorded in Plat Book K at Page 75-76 and having according to said plat the following metes and bounds:

Beginning at an iron pin at the Northeastern corner of the intersection of Seventh Street and Hawkins Avenue and running thence with the North side of Seventh Street N. 88-10 E. 79 feet to an iron pin at the corner of Lot No. 53; thence with Lot No. 53 N. 1-42 W. 123.8 feet to iron pin; thence with rear line of Lot No. 70, S. 88-16 W. 89 feet to iron pin on East side of Hawkins Avenue; thence with Eastern side of Hawkins Avenue, S. 1-42 E. 114 feet to an iron pin; thence with the curve of the intersection S. 46-46 E. 14.2 feet to beginning.

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 Dan S. Freeman Joe W. Sewell (L. S.)
 Witness Anell R. Sewell Harrell R. Sewell (L. S.)

Dated at: Greenville
11-30-70
Date

State of South Carolina
County of Greenville

Personally appeared before me Dan S. Freeman who, after being duly sworn, says that he saw the within named Joe W. Sewell and Anell R. Sewell sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Gail Lawter witnesses the execution thereof.

Subscribed and sworn to before me this 30 day of November, 19 70 Dan S. Freeman (Witness sign here)

Gail E. Country
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Recorded December 1, 1970 At 4:12 P.M. # 12858

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 4 PAGE 107

SATISFIED AND CANCELLED OF RECORD
6 DAY OF Dec. 19 71
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:22 O'CLOCK P M. NO. 15614