

MAY 3 1972
Mrs. Ollie Farnsworth
R. M. C.

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REAL PROPERTY AGREEMENT

RECORDING FEE
125

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 161 as shown on a plat of GREER MILL VILLAGE prepared by Dalton & Neves, Engineers, dated January, 1951, of record in the Office of the RMC for Greenville County in Plat Book Y, pages 138 and 13, reference to which is craved for a metes and bounds description thereof.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.

As a part of the consideration for this conveyance, the purchaser herein specifically assumes and agrees to pay that certain mortgage from Jerry D. Hunter to Collateral Investment Company dated October 23, 1969, in the original amount of \$7,700.00 of record in the Office of the RMC for Greenville County in R.E.M. Book 1140, Page 223.

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 George W. Lewis x Robert S. Smith Jr
 Witness Marguerite Lyster x Ruth Smith
 Dated at: Greenville 5-1-72
 Date

State of South Carolina
 County of Greenville
 Personally appeared before me George W. Lewis who, after being duly sworn, says that he saw the within named Robert S. Smith Jr & Ruth Smith (Borrowers) sign, seal, and as their act and deed deliver, the within written instrument of writing, and that deponent with Marguerite Lyster (Witness) witnesses the execution thereof.

Subscribed and sworn to before me
 this 1st day of May, 1972
Francis J. Gausson (Notary Public)
George W. Lewis (Witness sign here)

Notary Public, State of South Carolina
 My Commission expires at the _____ of the Government
 Real Property Agreement Recorded May 3, 1972 at 2:45 P. M., # 29696

1-05-175

11-23-80

SATISFIED AND CANCELLED OF RECORD
2nd DAY OF January 1980
Donnie S. Tankersley
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 11:30 O'CLOCK A. M. NO. 215

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK 70 PAGE 1916