

REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to FIRST PIEDMONT BANK AND TRUST COMPANY (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 as follows:

- 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
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
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 North side of Westfield Ave. and the East side of Lindall Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 6, according to survey and plat by W. N. Willis, Engineers, dated November 21, 1912, and having the following courses and distances, to-wit:

Beginning at a stake at the intersection of Lindall Street and Westfield Avenue and runs thence with Lindall Street, N. 12-58 W. 134.8 feet to a stake on alley; thence N.76-13 E. 60 feet to a stake; thence S. 12-58 E. 136.7 feet to a stake on the north side of Westfield Avenue; thence S. 78-22 W. 60 feet to the beginning corner.

This is the same property conveyed to the grantors by deed of W. Dennis Smith, dated November 27, 1962, and recorded in Deed Book 712, Page 187, 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: [Signature] x [Signature] Becky E. Fuller
[Signature] x [Signature] Ronny Fuller
Dated at: Greenville, South Carolina 6-2-72 Date

State of South Carolina
County of Greenville

Personally appeared before me John J. Godbold (Witness) who, after being duly sworn, says that he is the within named Becky C. and Ronny Fuller (Borrowers) act and deed deliver the within written instrument of writing, and that deponent with [Signature] (Witness) witnesses the execution thereof.

Subscribed and sworn to before me this 12 day of June, 1972 [Signature] John J. Godbold (Witness sign here)

Notary Public, State of South Carolina
My Commission expires: 8/4/79
Real Property Agreement Recorded June 30, 1972 at 2:13 P. M., #35815

FILED
GREENVILLE CO. S. C.
JUN 30 2 13 PM '72
OLLIE FARNSWORTH
R.M.C.

SATISFIED AND CANCELLED OF RECORD
29 DAY OF June 1973
Dennie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:46 O'CLOCK P. M. NO. 38020

OR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 255