

**Bankers  
Trust**

FILED  
JUN 10 1977  
DONNIE S. TARKER

VOL 1058 PAGE 343

343

**Real Property Agreement**

In consideration of such loans and indebtedness as shall be made by or become due to Bankers Trust of South Carolina, N.A. (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 located near the City of Mauldin being known as Lot No. 6, Mauldin Circle, Mauldin, S. C., Greenville County. 5 1/2 rooms, one story detached, brick veneer ranch-type residence with 3 bedrooms, 1 1/2 baths, asphalt composition roof, Luxaire oil warm air furnace and ducts, Commander electric water heater, carport, on paved street. Recorded in the R.M.C. Office for Greenville County in Plat Book "WM", page 417, and having metes and bounds as shown thereon.

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 or 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, but agrees further that the bank shall have no obligation to perform or discharge any obligation, duty or liability of the undersigned in connection with the said assignment of rents and profits.

4. That if default be made in the payment of loans and indebtedness hereunder or the performance of any of the terms hereof, 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.

O S U T C  
125 M

Witness: Russell Knighton x Benjamin L. Martin ✓  
 Witness: Russell Knighton x Joyce B. Martin ✓  
 Dated at Simpsonville, S. C. Date 11 March 1977

State of South Carolina

County of GREENVILLE

Personally appeared before me Russell Knighton who, after being duly sworn, says that he saw the within named (Witness)

BENJAMIN L. MARTIN AND JOYCE B. MARTIN sign, seal, and as their act and deed deliver the (Borrowers)

within written instrument of writing, and that deponent with S.W. Hiett, Jr. (Witness) witnesses the execution thereof.

Subscribed and sworn to before me AT SIMPSONVILLE, S.C.

this 8<sup>th</sup> day of JUNE 19 77 (Witness sign here) Russell Knighton

Notary Public, State of South Carolina  
My Commission expires at the will of the Governor  
DECEMBER 11, 1979

S.W. Hiett, Jr.

CD 065 11/14/77

Recorded June 10, 1977 at 11:45 A/M

34447

14328 RV-21