

REAL PROPERTY AGREEMENT BOOK 1148 PAGE 190

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, 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: Beginning at an iron pin on the northern side of Greenbrier Drive at the corner of Lot 7-D and running thence along said lot, N. 48-30 W. 326.3 feet to an iron pin; thence N. 39-45 E. 103.4 feet to an iron pin; thence S. 48-30 E. 293.2 feet to an iron pin on Greenbrier Drive; thence with said Drive, S. 41-30 W. 100 feet to the point of beginning.

This being the identical property conveyed to the grantors herein by deed of J.O. Shaver, dated December 6, 1961, and recorded December 13, 1961, in Greenville County Deed Book 580 at Page 4, 427.

ALSO: ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near the city of Mauldin, known as a portion of Lot 7-D on a plat entitled 'SANFORD L. LINDSEY PROPERTY', by Plat Book X at page 4, and also shown on a plat of

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 Earline Johnson Carada Ayers May 81 (L. S.)
Witness Tom Ham [Signature] (L. S.)

Dated at: Greenville
5/1/81
Date

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State of South Carolina
County of Greenville
Personally appeared before me Earline Johnson who, after being duly sworn, says that he saw
the within named Martin Ayers and Carada Ayers sign, seal, and as their
act and deed deliver the within written instrument of writing, and that deponent with Tom Ham
witnesses the execution thereof.

Subscribed and sworn to before me
this 1 day of May, 1981
Earline Johnson
(Witness sign here)

Arvid B. Hore
Notary Public, State of South Carolina
My Commission Expires at the will of the Governor
MY COMMISSION EXPIRES APRIL 12, 1983.
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