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REAL PROPERTY AGREEMENT

In payment of all loans and indebtedness as shall be made by or become due to the Bank of Travelers Rest (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:

in Bates Township, Containing 1.5 acres, more or less being on the north side of State Highway S-131, Tugaloo Road, according to a survey made by W. R. Williams, Jr., Engineer, July 20, 1979, said plat being recorded in the RMC Office for Greenville County in Plat Book 7-I, Page 53, and being a portion of the property shown on plat of Emma P. West Estate recorded in Plat Book FF at Page 74 and 75 recorded in the R. M. C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of State Highway S-131 (also known as Tugaloo Road) at the corner of property of James R. Coleman and Beatrice L. Coleman 365.8 ft. southwest of intersection of said road with Mill Creek Road and running thence with the center of Highway S-131, Tugaloo Road, S. 74-34 W. 225 feet to a nail and cap at intersection of said highway with Jewell Road, running thence N. 32-04 W. 260.9 feet to a nail in Jewell Road, corner of James R. Coleman and Beatrice L. Coleman land, running thence N. 75-06 E. 18 feet to an iron pin; continuing thence along Coleman line N. 75-06 E. 270.5 feet to an iron pin; continuing thence N. 75-06 E. 11.2 feet to a point; running thence S. 15-26 E. 22.2 feet to an iron pin; continuing thence along Coleman land line S. 15-26 E. 192 feet to an iron pin; continuing thence S. 15-26 E. 33 feet to a nail and cap in the center of State Highway S-131, Tugaloo Road, the beginning corner.

Derivation: Deed of James R. Coleman and Beatrice L. Coleman recorded July 27, 1979 in Deed Book 1107 at Page 992.

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 Tammy B. Page x Robert J. Coleman  
Witness Beety M. Poole x Debra G. Coleman

Dated at: Travelers Rest May 9, 1983  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Tammy B. Page who, after being duly sworn, says that he/she the within named Robert J. and Debra G. Coleman sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Beety M. Poole witnesses the execution thereof.  
(Borrowers) (Witness)

Subscribed and sworn to before me  
this 9th day of May 1983 Tammy B. Page  
(Witness signature)

Notary Public, State of South Carolina  
My Commission expires February 6, 1981

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