

REC 10 1963
BOOK 717 PAGE 02

20991
REAL PROPERTY AGREEMENT

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 Greenville Township, Greenville County, State of South Carolina, about two and one half miles north of the City of Greenville in section known as Sans Souci and being known and designated as lot 69 Block B of Mountain View Land Company, as shown by Plat recorded in Plat Book A at pages 396 and 397, R.M.C. Office, for Greenville County and being more particularly described according to Plat of R. E. Dalton, Fe. 1943 as follows:

Beginning at an iron pin on the East side of Bailey Street which iron pin is 200 feet north of the northeast corner of Martin and Bailey Street, corner of lot No. 70 and running thence with line of said lot south 89-20. East 145 feet to an iron pin on a 10 Ft. alley, thence with said alley, north 11-30 west 50 feet to a fence past corner of lot No. 68 thence with said lot, north 89-70, west 145 feet to a stake on Bailey Street, thence with said St., South 11-30 East 50 Feet to the beginning.

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 Harold Meredith Ralph J. Belcher
Witness Albert M. Finley Grace W. Belcher

Dated at: Greenville 2-13-63
Date

State of South Carolina
County of Greenville

Personally appeared before me Harold Meredith who, after being duly sworn, says that he saw the within named Ralph J. and Grace W. Belcher sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Albert M. Finley witnesses the execution thereof.

Subscribed and sworn to before me
this 13 day of February, 19 63 Harold Meredith
(Witness sign here)

C. Paul Mauldin
Notary Public, State of South Carolina
My Commission expires at the will of the Governor
SC-75-R Recorded 19th, 1963 at 9:45 A. M. No. 20991

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 5 of July 1966
Citizens + Southern National Bank of South Carolina
By: M. F. Austin
Witness: Janet Oughts
Witness: Frances Lawson

SATISFIED AND CANCELLED OF RECORD
12 DAY OF July 1966
Ollie Farnsworth
RECORDS FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. No. 1407