

1.25

SEP 18 1963 3541
REAL PROPERTY AGREEMENT

BOOK 732 PAGE 13

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 in Chick Springs Township, said County and State and being known and designated as Lot #49, on plat of Development #2, Victor Monaghan Company, Division of J. P. Stevens and Company, Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April 1, 1947, and recorded in Plat Book P, at page 119 in the R. M. C. Office for Greenville County, and having according to said plat, the following courses and distances, to-wit:

BEGINNING at a point on the Southern side of Virginia Ave., at the joint front corner of Lots #48 and 49, and runs thence along the common line of said lots, S. 35-21 W. 170 feet to a point on the Northern side of a 10 foot alley, thence along the Northern edge of said alley, S. 54-39 E. 100 feet to a point at the joint rear corner of Lots #49 and 50; thence along the common line of said lots, N. 35-21 E. 170 feet to a point on the Southern side of Virginia Ave., N. 54-39 W. 100 feet to the beginning corner.

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.

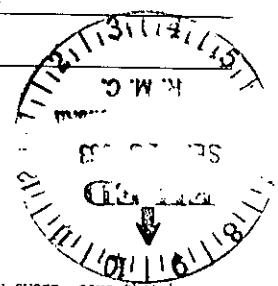
5. That Bank may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as Bank, in its discretion, may elect.

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 Brenda Littlefield x Edward D. Ellenburg

Witness Bobby J. Nelson x Elease Ellenburg

Dated at: Greenville, S.C.
9-17-63
Date

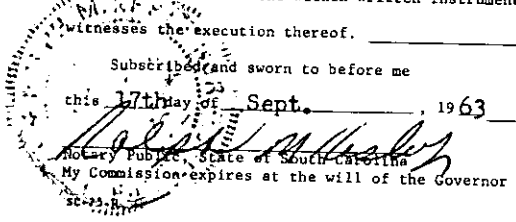


State of South Carolina
County of Greenville

Personally appeared before me Brenda Littlefield (Witness) who, after being duly sworn, says that he saw the within named Edward D. & Elease Ellenburg (Borrowers) sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Bobby J. Nelson (Witness) witnesses the execution thereof.

Subscribed and sworn to before me
this 17th day of Sept., 1963
Brenda Littlefield (Witness sign here)



Recorded September 18th, 1963, at 9:30 A.M. #8541

State of South Carolina
County of Greenville
The debt hereby secured is paid in full and the Lien of this instrument is satisfied this
2nd day of Oct. 1964
The Citizens & Southern National Bank
of South Carolina
By: Billy J. Silver
Witness: Betty Higgins
Witness: Lorena Resford

SATISFIED AND CANCELLED OF RECORD
4 DAY OF Nov-10-64
Allie Jamnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:48 O'CLOCK P. M. NO. 13230