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21880 FEB 4 - 1964

REAL PROPERTY AGREEMENT

BOOK 741 PAGE 410

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 lot of land with the buildings and improvements thereon, situate on the Southeast side of Wade Hampton Boulevard, near the City of Greenville, in Greenville, County, S. C., being shown as Lot No. 104 on plat of property of Robert J. Edwards, made by Dalton & Neves, Engineers, May 1951, recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, page 141, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Wade Hampton Boulevard, at joint front corner of Lots 104 and 200, and runs thence along the line of Lot 200, S. 48-42 E. 325.1 feet to an iron pin; thence S. 43-0 W. 100 feet to an iron pin on the Northeast side of Cherokee Drive; thence along Cherokee Drive, N. 48-42 W. 325.1 feet to an iron pin at corner of intersection of Cherokee Drive and Wade Hampton Boulevard; thence along the Southeast side of Wade Hampton Boulevard, N. 43-0 E. 100 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of Virgil A. White and Mabel E. White dated July 18, 1953, recorded in the RMC Office for Greenville County, S. C. in Deed Book 482, page 162 -- more particularly described in Book 681 of Deeds, page 398 RMC Office for Greenville County, S. C.

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 Donna Dacus x Bruce D. Anderson
Witness Barbara McPherson x Mary S. Anderson

Dated at: Greenville 2/3/64
Date

State of South Carolina
County of Greenville

Personally appeared before me Donna Dacus (Witness) who, after being duly sworn, says that he saw the within named Mr. Bruce D. & Mary S. Anderson (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Barbara McPherson (Witness) witnesses the execution thereof.

Subscribed and sworn to before me
this 3 day of February, 1964
Reba G. McElroy (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
SC-75-R Recorded February 4, 1964 At 9:30 A.M. # 21880

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 19th day of January, 1965
21st Citizens and Southern National Bank of South Carolina
By: Ralph M. Keeler Jr.
Witness: Betty Higgins
Witness: Edna

SATISFIED AND CANCELLED OF RECORD
11 DAY OF Feb. 1965
Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 22679