

FEB 7 - 1964

22335 ++

BOOK 741 PAGE 553

2 R/P agree 2.50

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 certain parcel or lot of land containing 8.2 acres, more or less, situated on the east side of State Highway No. 101, about 1 1/2 miles southward from Highland in Highland Township, Greenville County, State of South Carolina, and being shown on a plat thereof for Wilton and Edna D. Henson by J. Q. Bruce, Surveyor, dated March 4, 1963, and having the following courses and distances, to-wit:
 BEGINNING at a nail in the center of the highway, corner of this tract and Press McKinney's land, and running thence along the McKinney line, S. 57 E. 820.5 feet to an iron pin to a branch; thence the branch as the line, S. 68-35 E. 45 feet and S. 58 E. 243.5 feet to an iron pin; thence leaving branch, S. 36-45 W. 170 feet to an iron pin in a gully; thence up said gully as the line, general course of which is S. 75-48 W. 592.2 feet to an iron pin in the center of the highway; thence along said highway, N. 17-08 W. 907 feet to the beginning corner.

(cont. on back)

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 Bethie J. Wilkin x Janice J. Shumley
 Witness Toby Sample x

Dated at: Greenville, S.C.
2/5/64
 Date

State of South Carolina
 County of Greenville

Personally appeared before me Bethie J. Wilkin who, after being duly sworn, says that he saw the within named Janice J. Shumley sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Toby Sample witnesses the execution thereof.

Subscribed and sworn to before me
 this 5 day of February, 1964
Bethie J. Wilkin
 (Witness Sign here)
[Signature]
 Notary Public, State of South Carolina
 My Commission expires at the will of the Governor

SC-75-R

Continued on next page

(cont. from front)

This is a portion of that property conveyed to the grantors herein by Ralph E. Hart by deed recorded in Deed Book 569, page 356, R.M.C. Office for Greenville County.

Recorded February 7, 1964 At 9:30 A.M. # 22335

State of South Carolina
 County of Greenville

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

29th day of Sept 1964

4ATISFIED AND CANCELLED OF RECORD