

SEP 30 1964

BOOK 758 PAGE 468

9704

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: Plat Book 'H' - Pages 133 and 134

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the southeast corner of Club Drive and Byrd Boulevard (formerly Ridge Drive), in the City of Greenville, being shown as Lots Nos. 208 and 209 on plat of Marshall Forest, recorded in Plat Book 'H' at Pages 133 and 134, and described as follows:

BEGINNING at a stake at the southeast corner of Byrd Boulevard (formerly Ridge Drive) and Club Drive, and running thence with the southern side of Club Drive, N. 73-00 E. 162.8 feet to a stake on an alley; thence with the western side of said alley in a southerly direction 41.1 feet to a stake at corner of Lot 207; thence with line of said lot S. 66-12 W. 172.4 feet to a stake on Byrd Boulevard (formerly Ridge Drive); thence with the eastern side of Byrd Boulevard (formerly Ridge Drive), N. 23-48 W. 58.8 feet to the beginning corner.

This is the same property conveyed to the grantor herein by deed recorded in Book of Deeds 560 at Page 127.

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 Robert Stogner, Jr. x G. P. Apperson, Jr.
Witness Betty Higgins x
Dated at: Greenville, South Carolina September 29, 1964

State of South Carolina
County of GREENVILLE

Personally appeared before me J. Robert Stogner, Jr. who, after being duly sworn, says that he saw the within named G. P. Apperson, Jr. sign, seal, and as their act and deed, deliver the within written instrument of writing, and that deponent with Betty Higgins witnesses the execution thereof.

Subscribed and sworn to before me this 29th day of September, 1964

Martha Ann Cheves
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Recorded September 30th., 1964 At 12:48 P.M. #9704

Paid and fully satisfied
This the 26th day of January 1965
The Citizens and Southern National Bank of South Carolina
Greenville, S. C.
By: Howard L. Lamar, Jr.
Asst. Vice-President
By: Delroy E. Cudd
Asst. Cashier
Witness: Nancy J. Pierson

SATISFIED AND CANCELLED OF RECORD
22nd DAY OF Jan. 1965
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:10 O'CLOCK P.M. NO. 20734