

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 piece, parcel or lot of land with the improvements thereon situate, lying and being at the southeastern corner of the intersection of Jamaica Road and Pimlico Road in Section A of Gower Estates Subdivision, in the city of Greenville, county of Greenville, S. C., which lot is described more particularly as Lot 89 on a plat recorded in the Office of the RMC for said County in plat book "QQ" pages 146 and 147, as follows: Beginning at an iron pin on the southern side of Pimlico Road, joint front corner of Lots 88 and 89 and running thence S. 19-14 E. 160 feet along the joint line of said lots to an iron pin, joint rear corner of said lots; thence S. 70-46 W. 120 feet to an iron pin on the eastern side of Jamaica Road; thence N. 19-14 W. 135 feet along the eastern side of said Road to an iron pin; thence around the curve at the southeastern corner of the intersection of said Road and Pimlico Road, the chord of which curve is N. 25-46 E. 35.3 feet to an iron pin, on the southern side of Pimlico Road; thence N. 70-46 E. 95 feet along the southern side of said Road to an iron pin, the point of beginning. This is the same lot conveyed to grantors by Carroll Clevenger by deed recorded June 17, 1966 in deed Vol. 801 page 287 of the RMC Office for Greenville County, S. C., and is conveyed subject to restrictions applicable to said property recorded in deed book 663 page 118 and to any recorded easements or rights of way.

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 Nell D. Grier x Merle L. Webber

Witness Elizabeth G. Jones x Ramona L. Webber

Dated at: Greenville, S. C. 3/12/68 Date

State of South Carolina
County of Greenville

Personally appeared before me Nell D. Grier (Witness) who, after being duly sworn, says that she saw the within named Merle L. Webber & Ramona L. Webber (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Elizabeth G. Jones (Witness) witnessed the execution thereof.

Subscribed and sworn to before me this 12th day of March, 1968 Nell D. Grier (Witness sign here)

Edith Bryant Smith My Commission Expires 1/1/1971
Notary Public, State of South Carolina
My Commission expires at the will of the Governor