Bankers Trust

FILED
JUL 9 1974
DONNIE S. TANKERSLEY

VOL 1062 PAGE 638

RECORDING FEE
PAID $ 7.75

Real Property Agreement

In consideration of such loans and indebtedness as shall be made by or become due to Bankers Trust of South Carolina, N.A. (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 (20) 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, or any leases, rents or funds held under escrow agreement relating to said premises; and

3. The property referred to by this agreement is described as follows:

All that certain parcel or lot of land situated on the east side of Vaughn Street, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, known and designated as Lot No. 27, as shown on a plat of the subdivision of Pleasant View Acres, recorded in Plat Book FF, page 365, R. M. C. Office for Greenville County.

That if default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest on any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the bank and agrees that any judge or jurisdiction may, at chambers or otherwise, appoint a receiver of the described premises, with full authority to take possession thereof and collect the rents and profits and hold the same subject to the further order of said court, but agrees further that the bank shall have no obligation to perform, or discharge any obligation, duty or liability of the undersigned in connection with the said assignment of rentals and profits.

4. That if default be made in the payment of loans and indebtedness hereunder or the performance of any of the terms hereof, 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 proof of the validity, effectiveness and continuing force of this agreement and any person may and is hereby authorized to rely thereon.

Witness: Lankford Smith — John D. Caldwell

Witness: Kay D. Waddell

Dated at: Greer, S. C. Date: 1 July 1974

State of South Carolina

County of: Greenville

Personally appeared before me: Lankford T. Smith (Witness) who after being duly sworn, says that he saw the within named John D. Caldwell (Borrowers) sign, seal and as their act and deed deliver the within written instrument of writing, and that deponent with Kay D. Waddell (Witness) witnessed the execution thereof.

Subscribed and sworn to before me: Kathleen J. Stokes

this 1st day of July 1974

(Witness sign here) Lankford Smith

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

Kathleen J. Stokes

MY COMMISSION EXPIRES JULY 16, 1980

RECORDED JUL 9 '74 918

CD 005 1/74

4328 RV-2