

RECORDING FEE PAID \$ 1.75

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Green County REAL PROPERTY AGREEMENT

VOL 1042 PAGE 445

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In consideration of such loans and indebtedness as shall be made by or become due to THE BANK OF GREER, GREER, S. C. (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; 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 lot of land situated in Chick Springs Township, County and State aforesaid, being known and designated as lot No. 35 in what is known as Woodland Heights, property of the I.M. Wood Estate as shown on a subdivision and plat of same made by H.S. Brockman, Reg. Surveyor, dated October 28, 1955, said plat being on record in the E.M.C. Office for Greenville County in Plat Book GG, page 151 and having the following metes and bounds and courses and distances as shown by said plat, to-wit:

Beginning at an iron pin in the Northern line of Buddy Avenue, joint front corner of lots 34 and 35 and running thence N. 39-15 W. 190 feet to an iron pin at the joint rear corner of lots 34, 35, 36 and 37; thence S. (over)

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, or 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.

- 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 the 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, legatles, 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 Ann L. Pettit Ben W. Wilson (L.S.)
 Witness Barbara B. Moss Lila B. Wilson (L.S.)

Dated at: Bank of Greer, Greenville SC
9-2-76
 Date

State of South Carolina
 County of Greenville
 Personally appeared before me Ann L. Pettit who, after being duly sworn, says that he saw
 the within named Ben W. Wilson and Lila B. Wilson sign, seal, and as their
 act and deed deliver the within written instrument of writing, and that deponent with Barbara B. Moss
 witness the execution thereof.

Subscribed and sworn to before me
 this 2 day of September, 1976
Barbara B. Moss
 Notary Public, State of South Carolina 6-10-80
 My Commission expires

Ann L. Pettit
 (Witness sign here)

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