

FEB 17 1977

REAL PROPERTY AGREEMENT

Vol 1051 Page 221

In consideration of such loans and indebtedness as shall be made by or become due to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Greenville, S. C. (hereinafter referred to as "The Association") to or from the undersigned,

James M. & Jeannie M. South

jointly or severally, 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 The Association, 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 The Association, its successors and assigns, all monies now due and hereafter becoming due to the undersigned, as rental, or otherwise, and howsoever for or account of the certain real property situated in the County of Greenville, State of South Carolina, described as follows:

Designated as Lot 12, Block A, on a plat of Augusta Court, which plat is of record in the RMC Office for Greenville County in Plat Book F-124. Beginning at an iron pin on the northeastern side of Augusta Court Street, at the joint front corner of Lots 12 and 13, and running thence with the common line of Lots 12 and 13 N. 52-03 E. 190.0 feet to an iron pin in the line of Lot 9; thence with the common line of Lot 9 and Lot 12, S. 37-57 E. 65 feet to an iron pin at the joint center of Lots 9 and 10 and 12; thence with the lines of Lots 10, 11 and 12, S. 52-03 W. 188.2 feet to an iron pin on the northeastern side of Augusta Court Street; thence with said Street N. 39-33 W. 65 feet to an iron pin, the point of Beginning.

1051
221

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to The Association, all rent and all other monies whatsoever and whenever becoming due to the undersigned, or any of them, and howsoever for or on account of said real property, and hereby irrevocably appoint The Association, 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 The Association 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 The Association when due, The Association, at its election, may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining unpaid to The Association to be due and payable forthwith.

5. That The Association may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as The Association, in its discretion, may elect.

6. Upon payment of all indebtedness of the undersigned to The Association this agreement shall be and become void and of no effect, and until the debt shall apply to and bind the undersigned, their heirs, legatees, devisees, administrators, executors, successors and assigns, and inure to the benefit of The Association and its successors and assigns. The affidavit of any officer or department or branch manager of The Association 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 Syble R. McBryde x James M. South (SEAL)
Witness Nancy D. Barnes x Jeannie M. South (SEAL)

Dated at: Greenville, South Carolina February 11, 1977
Date

State of South Carolina Greenville
County of _____

Personally appeared before me Syble R. McBryde who, after being duly sworn, says that (s)he saw
(Witness)
the within named James M. & Jeannie M. South sign, seal, and as their
(Borrowers)
act and deed deliver the within written instrument of writing, and that deponent with Nancy D. Barnes
(Witness)

witnessed the execution thereof.

Subscribed and sworn to before me
this 11th day of February, 19 77

Syble R. McBryde
(Witness sign here)

Nancy D. Barnes
Notary Public, State of South Carolina
My Commission Expires 12/16/78



RECORDED FEB 17 1977 At 2:00 P.M.

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