

9-11-77

MAR 7 1977

DOONIE & TANKERSLEY

REAL PROPERTY AGREEMENT

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In consideration of such loans and indebtedness as shall be made by or become due to FIRST PIEDMONT BANK AND TRUST COMPANY (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 as follows:

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:

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.

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 lot of land in the County of Greenville, State of South Carolina, shown and designated as Lot No. 2 on plat of Addition to Cherokee Forest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "RR" at page 141, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Cherokee Drive, joint front corner lots #2 and #3, running thence along the joint line of said lots, S. 41-37 W. 200 feet to an iron pin; thence N. 48-23 W. 100 feet to an iron pin joint rear corner lots #2 and #1; thence N. 41-37 E. 200 feet to an iron pin on the southern side of Cherokee Drive; thence along the southern side of Cherokee Drive S. 48-23 E. 100 feet to an iron pin, point of beginning.

The Grantee herein assumes and agrees to pay that mortgage given by the Grantor herein to Aiken Loan & Security Company, Greenville, South Carolina, on June 11, 1964, in the original amount of \$19,500.00, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 961, Page 509, and assigned to Liberty National Life Insurance Company on July 28, 1964, (continued on attached page)

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to the Bank, or to the order of the Bank, all monies now due and hereafter 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 R. Dennis Hennett x J.S. Henderson

Witness James M. Weinzettel x Beverly T. Henderson

Dated at: Greenville, SC February 17, 1977

State of South Carolina County of Greenville

Personally appeared before me R. Dennis Hennett who, after being duly sworn, says that he saw the within named J.S. Henderson and Beverly T. Henderson sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with James Weinzettel witnesses the execution thereof.

Subscribed and sworn to before me this 28th day of Feb 1977 Notary Public State of South Carolina My Commission expires: 12-30-80

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