



REAL PROPERTY AGREEMENT

VOL 1065 PAGE 74

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 be 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
- 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

All that piece, parcel or lot of land, with the improvements thereon, in O'Neal Township, said County and State, about 2 miles northwest of Greer, lying on the north side of Taylor Road, at intersection of Dogwood Avenue, being shown on plat of property of Carlos H. Ballenger prepared by John A. Simmons, Surveyor, dated May 10, 1961 and recorded in the R.M.C. Office for Said County, and having the following courses and distances according to said plat.

BEGINNING at an iron pin on the Northeast corner of the Taylor Road and Dogwood Avenue intersection and running thence with the North side of Taylor Road S. 87-34 E. 207.5 feet to iron pin at corner of Mamie Ballenger property; thence with the Ballenger line N. 0-45 W. 197.8 feet to iron pin at corner of ... 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, legattes, 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 containing force of this agreement and any person may and is hereby authorized to rely thereon.

Witness Elizabeth M. Bennett Carlos H. Ballenger (L.S.)
 Witness Ann L. Pettit (L.S.)

Dated at: Greer, S.C.
9-16-77
 Date

State of South Carolina
 County of Greenville

Personally appeared before me Elixabeth M. Bennett who, after being duly sworn, says that he saw
 (Witness)
 the within named Carlos H. Ballenger sign, seal, and as their
 (Borrowers)
 act and deed deliver the within written instrument of writing, and that deponent with Ann L. Pettit
 (Witness)
 witness the execution thereof.

Subscribed and sworn to before me
 this 16 day of Sept. 19 77
Elizabeth M. Bennett
 (Witness sign here)
Ann L. Pettit
 Notary Public, State of South Carolina
 My Commission expires 3-18-80

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