

FILED
JAN 22 '79
DONNIE JANKOVICH

REAL PROPERTY AGREEMENT

1.25
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in consideration of such loans and indebtedness as shall be made by or become due to the SOUTHERN 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

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; and

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 piece, parcel or lot of land, situate, lying and being in Dunklin Township, County of Greenville, and State of South Carolina, containing one (1.0) acre, more or less, according to a plat of the survey made by J. Don Lee Reg. Engineer & Land Surveyor, dated September 16, 1967 and recorded in the Office of the RMC for Greenville County in Plat Book ___ at Page ___, and having the following courses and distances, to wit:

Beginning at a point on the County road adjoining the property belonging to Mr. Lewis Johnson and running thence along the center of said road for the following courses and distances, N 16-15 W for a distance of 226.6 feet to I.P.; thence N 74-58 E 191.3 feet to N.C., thence S 4-42 E for a distance of 149.6 feet to beginning corner. This property is bounded on the North, East and South by the property of Mr. Pearman Beasley and on the West by the property of Lewis Johnson.

This is the identical property having been conveyed to the mortgagor by deed of Marshall W. Abercrombie and Patricia K. Jones, Trustee for Sally Mae & Lis Loraine Jones recorded in the RMC Office for Greenville County in Deed Book 1076 at Page 416, recorded April 3, 1978.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whensoever 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 Anne J. Casey x Willie D. McAbee

Witness Daniel Y. Thomason x Kathleen P. McAbee

Dated at: Fountain Inn, S.C. January 11, 1979
Date

State of South Carolina
County of Greenville

Personally appeared before me Anne Casey (Witness) who, after being duly sworn, says that he saw the within named Willie D. McAbee and Kathleen P. McAbee (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Daniel Y. Thomason (Witness) witnesses the execution thereof.

Subscribed and sworn to before me this 11 day of January, 1979
Anne J. Casey (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
GPC IL-36

RECORDED JAN 22 1979 at 11:00 A.M. 21507

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