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REAL PROPERTY AGREEMENT

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BOOK 110 PAGE 218

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

Anderson, State of South Carolina, described as follows:  
 All that lot of land in Anderson County, State of South Carolina, situate, lying and being in Brushy Creek Township, and School Dist. #1, being known and designated as Lot No. 41 on that certain plat entitled "Bentwood Subdivision", prepared by Robert R. Spearman, Registered Land Surveyor No 3615, dated March 1973, and recorded December 6, 1973 in Plat Book 78, at Page 794, and according to said Plat, having the following courses and distances to wit:  
 Beginning at the northwestern most corner of lot herein described, said corner being the common corner of lot 42 on the above mentioned plat, and running thence N. 84-58 E 94 feet to a point along Bentwood Drive thence S 16-02 E. 200 feet to a point along Bentwood Court; thence running along Bentwood Court; thence running along Bentwood Court S. 49-18 E. 116.6 feet, thence N. 73-32 W 240 feet; thence N. 02-21 W. 192.1 feet to the point of beginning. Being bounded on the north by Bentwood Dr., on the East by Bentwood Court, on the south by property now or formerly of Earl W. Harper and on the West by lot 42 on said plat.

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 Richard H. Furman X Lewis T. Roach  
 Witness Betty R. Roach X

Dated at: Southern Bank 4-18-80  
Date

State of South Carolina  
 County of Anderson

Personally appeared before me Richard Furman who, after being duly sworn, says that he saw the within named Lewis T and Betty R. Roach sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Linda Rosenthal witnesses the execution thereof.  
(Witness)  
(Borrowers)  
(Witness)

Subscribed and sworn to before me this 18th day of April, 1980 Richard H. Furman  
(Witness sign here)

Martha M. Roach  
 Notary Public, State of South Carolina  
 My Commission expires at the will of the Governor  
 RECORDED MAY 2 1980 at 12:30 P.M.

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