

FILED  
CO. S. C.  
JAN 29 2 55 PM '81  
WINKERSLEY

Lender's Address: South Carolina National  
P. O. Box 969  
Greenville, S. C. 27602

REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (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 twentyone 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; or any leases, rents or funds held under escrow agreement relating to said premises; and
3. The property referred to by this agreement is described as follows: All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, and being known and designated as lot # 5 on plat of property of Greenville Trust Company, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book # A., at page 177, having a depth of 210 feet more or less.

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, on 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 of 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 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.

SC TO  
JAN 29 8 11 AM '81

Witness Steve E. Clark William Ralph Fainter (L. S.)  
Witness Shirley C. Dickson \_\_\_\_\_ (L. S.)

Executed at: Greenville, S.C.  
January 23, 1981  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Steve E. Clark (Witness) who, after being duly sworn, says that he saw the public named William Ralph Fainter (Borrower) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Shirley C. Dickson (Witness) witnesses the execution thereof.

Subscribed and sworn to before me  
this 23rd day of January, 1981

Steve E. Clark  
(Witness sign here)

Shirley C. Dickson  
Notary Public, State of South Carolina  
My Commission expires at the call of the Governor

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RECORDED JAN 29 1981 at 2:55 P.M.

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