

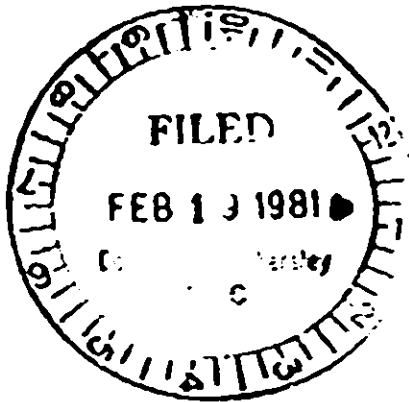
REAL PROPERTY AGREEMENT

1143

In consideration of such loans and indebtedness as shall be made by or become due to the Bank of Travelers Rest (hereinafter referred to as "Bank") 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, 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 certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on Groce Meadow Road, being shown and designated as 1.44 acres on plat of property of William E. and Thelma Coleman, recorded in the FMC Office for Greenville County, South Carolina, in Plat Book "5G", at page 126.



and hereby irrevocably authorize and direct all lessees, executors, administrators and others to pay to Bank, all rent and all other moneys whatsoever and whenever becoming due to the undersigned, or any of them, and be answerable 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 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, legates, 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 hereafter purporting to release or discharge the undersigned shall be held to be a party to the same.

Witness Delores Cleveland Perry Robert Stephens, Jr.

Direct: Travelers Rest, S.C. 2-17-81

State of South Carolina
County of Greenville

Personally appeared before me Delores Cleveland who, after being duly sworn, says that he is the within named Perry Robert Stephens, Jr. (Borrower) and as their act and deed delivers the within written instrument of writing, and that dependent with Nathy Eskow witnesses the execution thereof.

Subscribed and sworn to before me Delores Cleveland on this 17th day of February, 1981

Nathy Eskow
Notary Public, State of South Carolina
My Comm. Expires 12/31/81

RECORDED FEB 19 1981 at 1:45 P.M.

0038

4328 RV-2