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SOUTH CAROLINA

REAL PROPERTY AGREEMENT

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Consideration for 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 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 certain piece, parcel or lot of land, situate, lying and being on the North-western side of Rock Creek Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 267 and 268 as shown on a plat of Traxler Park, prepared by R.E. Dalton, Engineer, dated March, 1923, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G at pages 115 and 116, and having, according to said plat the following metes and bounds:

Beginning at an iron pin on the Northwestern side of Rock Creek Drive at the joint front corner of Lots Nos. 266 and 267, and running thence with the line of Lot No. 266 N.25-23 W. 197.4 feet to an iron pin; thence S. 71-12 W. 141 feet to an iron pin at the joint rear corner of Lots Nos. 268 and 269; thence with the line of Lot No. 269 S. 25-23 E. 266 feet to an iron pin on the Northwestern side of Rock Creek Drive; thence with the Northwestern side of Rock Creek Drive N. 54-47 E. 71 feet to an iron pin; thence continuing with the Northwestern side of Rock Creek Drive N. 35-17 E. 80.3 feet to the point of beginning.

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 Laurance R. Miller x H Reid Sherard  
Witness Carolyn Whitted x Benie R. Sherard  
Dated at: SOUTHERN BANK & TRUST 12-14-82  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Laurance R. Miller who, after being duly sworn, says that he saw the within named H Reid Sherard and Benie R. Sherard sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Carolyn Whitted witnesses the execution thereof.

Subscribed and sworn to before me  
On the 14th day of December, 1982  
Essie B. Dorsch  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor  
6-21-92

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RECORDED DEC 22 1982 at 9:30 A.M.

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