REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA. (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 certain piece, parcel or lot of land in Oaklawn Township, Greenville County, State of South Carolina, on the West side of U. S. Highway No. 29 and known and designated as lots Numbers 38 and 39 of the T. D. Bennett sub-division as shown by plat made by G. Sam Lowe, Registered C. E. dated August 24th 1948 and recorded in the R.M.C. Office for Greenville County in Plat Book S- page 143, reference thereto will furnish full details as to courses and distances.

These two lots being the same lots conveyed to Grantors by deed by T. H. Martin and J. E. Martin the 15th day of September 1948, and recorded in R. M. C. Office Greenville County in Book 361, page 408.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent end 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 x Lames A obst Starton
Witness Kach C. Nill x Granice 15 Marila
Anne B. Stanton Greenville, South Carolina 3-2-67
State of South Carolina
County of Greenville
Personally appeared before me Marion F. Austin who, after being duly sworn, says that he saw (Witness)
the within named James R. Stanton and Anne E. Stanton sign, seal, and as their
act and deed dail Wall theywithin written instrument of writing, and that deponent with Kay C. Hill (Witness)
witnesses the execution thereof.
Subscribed and sworn to before me
this 2nd say for 15 c March , 19 67
(Witness sign hose) Notary Public, State oil South Sarolina
My Commission expires at the will of the Governor
sc-75-R Recorded March 3, 1967 At 9:30 A.M. 21057

The Citizens and Southern National Dank of South barolina, a national banking association, hereby certifies that that certain agreement entitled. Real Property agreement made by James Robert Stanton & Annie B. Stanton to The Citizens and Southern National Bank of South Carolina, as Southern National Bank of South Carolina, as Jank, dated 3-2-1967, and recorded in the office of the Recorder in the Country of Greenelle, State of South Carolina, on 3-3-1967, Docket 814, at a South Carolina, on 3-3-1967, Docket 814, at a south Carolina, on 3-3-1967, Docket South Carolina, on 3-3-1967, Docket South Carolina discharged.