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OLLIE FARNSWORTH  
R. M. C.

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 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; 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 lot of Land in Anderson County, State of South Carolina, in or near the Town of Piedmont, being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont and being more particularly described as Lot No. 80, Section 1, as shown on a plat entitled "Property of Piedmont Manufacturing Company, Anderson County", made by Dalton & Neves, February 1950., Sections 1 and 2 of said plat are recorded in the Office of the Clerk of Court for Anderson County in Plat Book 23 at pages 176-177, inclusive, and pages 174-175, inclusive, respectively. According to said plat the within described lot is also known as No. 3 Park Row and fronts thereon 78 feet. Being the same property conveyed to Seth M. Poole and Betty B. Poole by deed recorded in Vol. W-8 at page 26 in the office of the Clerk of Court of Anderson County. The said Seth M. Poole died intestate in Piedmont, South Carolina, on February 18, 1958 leaving as his sole heirs at law the following;

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.

Witness Gloria J. Barbrey X - Jack C. Eller (L. S.)  
 Witness Martha B. Durham X - Sybil B. Eller (L. S.)

Dated at: Greenville, South Carolina  
April 18, 1972  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Gloria J. Barbrey (Witness) who, after being duly sworn, says that he saw the within named Jack C. Eller and Sybil B. Eller (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Martha B. Durham (Witness) witnesses the execution thereof.

Subscribed and sworn to before me  
this 18th day of April, 1972  
Martha B. Durham (Witness sign here)

Michael P. Luther  
Notary Public, State of South Carolina  
My Commission expires ~~XXXXXX~~ 7/15/81

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