REAL PROPERTY AGREEMENT

VOL 1025 PAGE 471

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 (hereinefter referred to as 'Bank") to or from the undersigned, jointly or severelly, 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 Eank, 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. Mereby sesign, 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 howscever for or on account of that certain real property situated in the County of . State of South Carolina, described as follows:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate on the Northwest side of Barrett Street in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 25 on plat of property of Marshall estate, made by Dalton & Neves, Engineers, May 1932, and having, according to said plat which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, at Page 253, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Barrett Street at the joint corner of Lots 24 and 25, and running thence with the joint line of said lots, N. 66-12 W. 135.2 feet to an iron pin in the rear line of Lot No. 29; thence with the rear line of Lots 28 and 29, N. 31-44 E. 50.35 feet to an iron pin at the rear corner of Lots 25 and 26; thence with the joint line of the last mentioned lots, S. 66-12 E. 132 feet to an iron pin on the Northwest side of Barrett Street; thence with the Northwest side of Barrett Street; S. 28-05 W. 50 feet to the beginning corner.

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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 Lank 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.

Vitness Barken B Checken x Ha S. Jacob
Witness Dounia & Wynn Many S. Poulow
Outed at. Arlen Klle  Date
State of South Carolina County of Stoenwille
Personally appeared before me Barbara B. Aller
the within named Nohv & Poulos (Witness) Mary L. Poulos sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Dayla P. Wyre
vitnesses the execution thereof
Subscribed and sworn to before me
this 25 day of June 1975 Benden B Hellen (Fitness sign here)
Notary Public, State of South Carolina My Commission expires at the will of the Governor RECORDED OF 7 175 At 11:45 A.M. # 9252