

OCT 24 1961

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BOOK 684 PAGE 525

REAL PROPERTY AGREEMENT

Index in R.E.M.

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 piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, about three miles northwest from Greer, S. C. lying west from the Rutherford Road, being bounded on the east by lands of Drayton Barbare Estate, on the north by one acre lot of E. L. Larke, on the south and west by other lands. And also, all that certain piece, parcel or lot of land, situate lying and being in said State and County, O'Neal Township, containing one square acre, bounded by lands of Drayton Barbare on the east, Maggie Cantrell on North, south and west, The plat shows location, metes and bounds of one acre lot described in deed. See also Mrs. Maggie Cantrell plat under date of June 20, 1942, J. Earle Freeman, R. S. This being that property recorded in deed book 201, page 60, RMC Office for Greenville, County. For more complete description, references made to Deed Book, Volume 620, Page 105.

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.

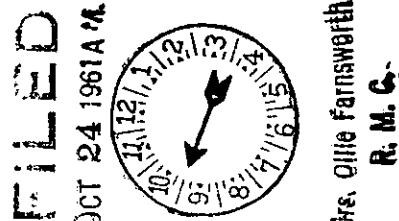
6. Upon payment of all indebtedness of the undersigned to Bank this agreement shall be and become void and of no effect, and until then it shall apply to and bind the undersigned, their heirs, legatees, devisees, administrators, executors, successors and assigns, and inure to the benefit of Bank and 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 Barbara G. Moore x E. L. Larke
Witness Lida D. Henderson x Mozell Larke
Dated at: Greenville, S.C.
Date: 10-20-61

State of South Carolina
County of Greenville
Personally appeared before me Barbara G. Moore who, after being duly sworn, says that he is the within named E. L. Larke & Mozell Larke sign, seal and as their act and deed deliver the within written instrument of writing, and that deponent with Lida D. Henderson witnesses the execution thereof.

Subscribed and sworn to before me this 20 day of Oct, 1961
C. Paul Manning (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the _____ of the Governor
Recorded October 24th, 1961 at 9:30 A.M. #10539



State of South Carolina
County of Greenville

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

Fourth day of June 1962
The Citizens & Southern National Bank
of South Carolina

By: Billy J. Selby manager

In presence of: Blanchine Carey
of: Donna Rae Dades

SAITIFIED AND CANCELLED BY DEPT. 4 DAY OF June 1962
Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 4:20 O'CLOCK P. M. NO. 31346