

REAL PROPERTY AGREEMENT

under 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 and lot of land lying and being in Austin Township, County and State aforesaid, on the west side of Hedge Street in the Town of Simpsonville, and described by courses and distances and metes and bounds as follows: BEGINNING at an iron pin on the west bank of said street corner of property now or formerly owned by Mrs. Nash, and running thence along the Nash line S. 76W. 145 feet to an iron pin, Frank P. Smith's corner; thence along Smith's line S. 5E. 50 feet to iron pin; thence N. 76E. 145 feet to an iron pin on the west bank of Hedge Street; thence N. 15 1/2 W. 50 feet to the beginning corner. The described lot is the same as was conveyed to M.C. Cooper by B.B. Smith by deed dated Nov. 16, 1943, recorded in Deed Book 258, page 267, R.M.C. Office, Greenville County.

For more complete description, reference is made to deed book 473 at page 543, R. M. C. Office for Greenville County, where deed to said property is recorded.

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 William A. Grant x Leeroy Lewers

Witness Linda D. Henderson x Charles Lewers

Dated at: Greenville, S.C.

11-6-61
Date

State of South Carolina

County of Greenville

Personally appeared before me William A. Grant who, after being duly sworn, says that he saw

the within named Leeroy Lewers & Charles Lewers sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Linda D. Henderson

witnesses the execution thereof.

Subscribed and sworn to before me

this 6 day of Nov, 1961 William A. Grant (Witness sign here)

Barbara G. Meier
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

SC-75-R

Recorded November 8th, 1961 at 9:30 A.M. #11921

SATISFIED AND CANCELLED OF RECORD

10 DAY OF Feb, 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:13 O'CLOCK A.M. NO. 19310

For Satisfaction see Deed
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