

JUN 20 1963

32881

125 REAL PROPERTY AGREEMENT
Index in R.E.M.

BOOK 725 page 192

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 with the improvements thereon situate, lying and being in Dunean Mill Village, Greenville County, South Carolina, and being more particularly described as Lot No. 59, Section 2, as shown on plat entitled "Subdivision for Dunean Mills, Greenville, S. C.", made by Pickell and Pickell, Engineers, Greenville, S. C. on June 7, 1948, revised June 15, 1948 and Aug. 7, 1948, and recorded in the R.M.C. office for Greenville County, S. C. in Plat Book S at pages 173 - 177, inclusive. According to said plat the within described lot is also known as 68 Allen Street and fronts thereon 68 feet.

This is the same property conveyed to Brice W. and Ila G. Wells from J. P. Stevens Company, Inc. and recorded at Page No. 462 (462) in Book 377 in the R.M.C. office for Greenville County, S. C.

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 Claude M. Kilpatrick Brice W. Wells
Witness Charles R. Tucker x Ila G. Wells

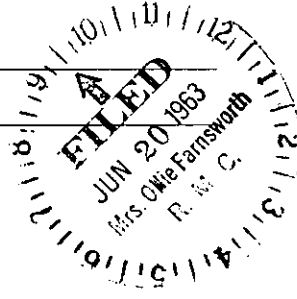
Dated at: Greenville, S. C. June 14, 1963
Date

State of South Carolina
County of Greenville, S. C.

Personally appeared before me Claude M. Kilpatrick who, after being duly sworn, says that he saw the within named Brice and Ila G. Wells sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Charles R. Tucker witnesses the execution thereof.

Subscribed and sworn to before me
this 14th day of June, 1963
Claude M. Kilpatrick (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
Recorded this 20th day of June, 1963, at 9:30 A.M., No. # 32881



RECORDED AND CANCELLED OF RECORD
11th DAY OF July 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:40 O'CLOCK P. M. NO. 1420

For Termination of Real Property Agreement See Deed Book 823 Page 221