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JUN 25 1964

36509

REAL PROPERTY AGREEMENT

BOOK 751 PAGE 523

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: Book 742, Page 10 R.M.C. Office

All that piece, parcel or lot of land lying situate near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat of Oakwood Acres, Section 2, prepared by Piedmont Engineering Service, dated May 1962, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, Page 38, and having according to said plat the following metes and bounds:

Beginning at an iron pin at the joint front corner of lots 45 and 46 and running thence along the line of these lots N6-23W 115.0' to an iron pin; running thence N66-01W 84.6' to an iron pin on the eastern side of Oakwood Avenue; running thence along the eastern side of Oakwood Avenue S7-30W 137.7' to an iron pin at an intersection which intersection is curved, the chord of which is S36-56E 30.8' to an iron pin on the northern side of Idlewild Avenue; thence along the northern side of Idlewild Avenue N83-37E 95.0' to an iron pin point of beginning.

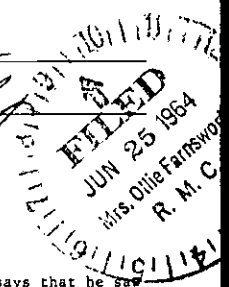
and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whensoever becoming due to the undersigned, or any of them, and howsoever for or on account of said real property, and hereby irrevocably appoint Bank, as attorney 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 Nina L. Moore x William Leo Shealy
 Witness Donna Dacus x Annette R. Shealy
 Dated at: Greenville, S. C. June 24, 1964
 Date



State of South Carolina
County of Greenville

Personally appeared before me Nina L. Moore who, after being duly sworn, says that he is the within named William Leo Shealy and Mrs. Annette R. Shealy sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Donna Dacus witnesses the execution thereof.

Subscribed and sworn to before me
this 24th day of June, 19 64
Nina L. Moore
(Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
sc-75-R Recorded June 25, 1964 At 9:30 A.M. # 36509

County of Greenville
 The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 19th day of February, 19 65
The Citizens & Southern National Bank of South Carolina
 By: Ralph M. Keeler, Jr.
 Witness: Betty Higgins
 Witness: Aulan Coates

SATISFIED AND CANCELLED OF RECORD
25 DAY OF Feb-1965
Ollie Fairsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.