

SEP 10 1964

7707

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REAL PROPERTY AGREEMENT

BOOK 757 PAGE 224

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, buildings, and improvements thereon, being known and designated as Lot. No. 1 as shown on plat of property of C. B. and Clara M. Hembree according to a survey made by H. S. Brockman, Surveyor, July 24, 1959, said property being a portion of the property conveyed to C. B. Hembree and Clara M. Hembree by Myra Pittman Wolfe Deed Book 602 at page 545 and having the following metes and bounds to-wit:

BEGINNING at an iron pin in center of State Highway No. 14 and running thence S. 4-58 W. 20.2 feet to iron pin at edge of pavement and running thence along the joint line of property of Hembree and Bruce Estates S. 4-58 W. 448.6 feet to an iron pin and running thence along the joint line of Lots 1 & 2 N. 86-48E. 168.4 feet to an iron pin and running thence N. 86-48 E. 33 feet to a nail in the center of Highway No. 14 and running thence along the center of said Highway N. 14-30 W. 268 feet to a nail thence continuing along said highway N. 19-05 W. 187 ft. to the 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 Bobby J. Nelson x C. B. Hembree

Witness Patsy Price x Clara M. Hembree

Dated at: Greenville, S. C.
9/4/64
Date

State of South Carolina
County of Greenville

Personally appeared before me Bobby J. Nelson who, after being duly sworn, says that he saw the within named C. B. Hembree & Clara M. Hembree sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Patsy Price witnesses the execution thereof.

Subscribed and sworn to before me this 5 day of September, 1964

O. J. Brown
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Bobby J. Nelson
(Witness sign here)

SC-75-R Recorded September 10th., 1964 At 9:30 A.M. # 7707

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 8 of July 1966
Citizens & Southern National Bank of South Carolina
By: Marion Austin
Witness: Janet Cuzts
Witness: Frances Lawson

SATISFIED AND CANCELLED OF RECORD
12 DAY OF July 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A M. NO. 1407