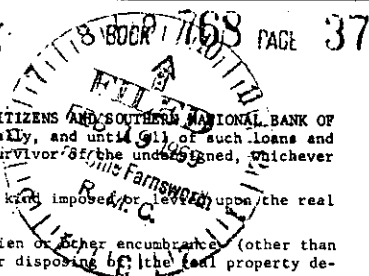


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23500

REAL PROPERTY AGREEMENT



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, situate, lying and being near the city of Greer, in the county of Greenville, State of South Carolina, at the North West corner of the intersection of Lee Street and Maryland Ave., being known and designated as lot no. 54 of a subdivision shown on a plat prepared by Dalton and Neves, Engineers, dated April 1947, recorded in the R M C office for Greenville County, S.C. in plat book P at page 119, said plat being entitled "Development No. 2, Victor Monaghan Co., Div. of J.P. Stevens & Co., Inc., Greer Plant." The property herein conveyed has, according to said plat the following metes and bounds, to wit; Beginning at a point on the Northern side of Maryland Ave. at the joint front corner of lots 54 and 55 and running thence along the common line of said lots N 35-21 E 170 feet to a point on the Southern side of a 10 foot alley; Thence along the Southern side of said alley S 54-39 E 99.6 feet to a point on the Western side of Lee St.; Thence along the western side of Lee st. S-35-21 W 145 feet to a concrete monument; thence along the curve of Lee st. as it converges with Maryland Ave., the chord of which curve runs S 80-21 W 35.3 feet to a concrete monument on the Northern side of Maryland Ave.; Thence along the Northern side of Maryland Ave. N 54-39 W 74.6 feet to the beginning corner.

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 Dewey Webb X Corothy S. Brown  
 Witness Albert Finley X \_\_\_\_\_

Dated at: \_\_\_\_\_ Date \_\_\_\_\_

State of South Carolina

County of Greenville

Personally appeared before me Dewey Webb who, after being duly sworn, says that he saw the within named Corothy S. Brown (Witness) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Albert Finley (Borrowers) witnesses the execution thereof. Albert Finley (Witness)

Subscribed and sworn to before me this 19 day of February, 1965 Dewey Webb (Witness sign here)

Dewey Webb  
 Notary Public, State of South Carolina  
 My Commission expires at the will of the Governor

SC-75-R

Recorded February 19th., 1965 At 9:30 A.M. # 23500

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 8 of June 1967  
The Citizens & Southern National Bank of South Carolina  
 By: William L. Pherigo  
 Witness: M. F. Austin  
 Witness: Charles D. Stilwell

SATISFIED AND CANCELLED OF RECORD  
14 DAY OF June 1967  
Ollie Farnsworth  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 9:15 O'CLOCK A M. NO. 30561

For the satisfaction of Real Property Agreement Book 808 Page 424