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REAL PROPERTY AGREEMENT

6-1971 Ollie Farnsworth R. M. C. VOL 521

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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 - Spartanburg, State of South Carolina, described as follows:

All that piece, parcel or lot of land in Grassy Mountain Township, Greenville County, South Carolina, lying and being and situate on the East side of East Lake Shore Drive, and being known and delineated as Lots Nos. 71 and 72 on plat of Lake Lanier Development, made for Tryon Development Company by George Kershaw, C.E., dated 1925 and duly recorded in the RMC Office for Greenville County, reference being hereby made to the above mentioned plat for a more particular description. ALSO, all my right, title and interest in and to all that piece, or parcel of land with the improvements thereon, and all privileges and appurtenances pertaining thereto, situate, lying and being in Greenville County, South Carolina, on the shore of what is known as Lake Lanier and lying between East Lake Shore Drive and Lake Lanier and approximately opposite Lots Nos. 69 and 70 as shown on Plat No. 1 of the Tryon Development Company, Known as Lake Lanier, made by George Kershaw, CE part of said plat being duly entered of record in the RMC Office for Greenville County in Plat Book "G" at page 41.

(see second sheet attached)

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 Larry D. Allen x William J. Anderson
Witness John R. Hench x Mary Geraldine Anderson

Dated at: Spartanburg, S.C. 7/7/71 Date

State of South Carolina
County of Spartanburg

Personally appeared before me Larry D. Allen who, after being duly sworn, says that he saw the within named William J. Anderson and Mary Geraldine Anderson sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with John R. Hench, II witnesses the execution thereof.

Subscribed and sworn to before me this 7th day of July 1971 Linda C. Nicks Notary Public, State of South Carolina My Commission expires July (Continued on next page)

1-05-175

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 22 PAGE 171

SATISFIED AND CANCELLED OF RECORD 22 DAY OF March 1974 Bonnie S. Tankersley R. M. C. FOR GREENVILLE COUNTY, S. C. AT 2:30 O'CLOCK P. M. NO. 23621