

RECORDING FEE
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REAL PROPERTY AGREEMENT

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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 Pickens, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, in the Town of Liberty, on the South side of Mills Avenue, and according to plat of Walter L. Davis, Surveyor, dated September 25, 1954, being more fully described as follows: BEGINNING at iron pin on Mills Avenue, the Northwest corner of the lot; running thence South 1-27 East 174 feet to an iron pin; thence North 70-15 East 50 feet to an iron pin; thence North 1-27 West to an iron pin on Mills Avenue; thence with Mills Avenue in a Southwesterly direction 50 feet to the BEGINNING corner; being the identical property conveyed to W. R. Whitlock and Mary Frances Whitlock by deed of Gussie W. Henderson dated March 2, 1959, recorded on March 9, 1959 in Deed Book 9-E, at page 176, the interest of W. R. Whitlock having been conveyed to Mary Frances Whitlock by Francis W. Hamlin, et al, by deed dated December, 1966, recorded February 25, 1967, in Book of Deeds 11-E, at page 108 in the office of the Clerk of Court for Pickens County, South Carolina.

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 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 J. J. Smith x Rodney D. Jones
 Witness B. R. Weaver x Carol D. Jones

Dated at: _____ Date

State of South Carolina
County of Dreamlike J. J. Smith

Personally appeared before me Rodney D. Jones who, after being duly sworn, says that he saw the within named Rodney D. Jones Carol D. Jones sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with B. R. Weaver witnesses the execution thereof.

Subscribed and sworn to before me this 21st day of Feb, 1972 J. J. Smith (Witness sign here)
James D. Jones
Notary Public, State of South Carolina
My Commission expires at the will of the Governor.