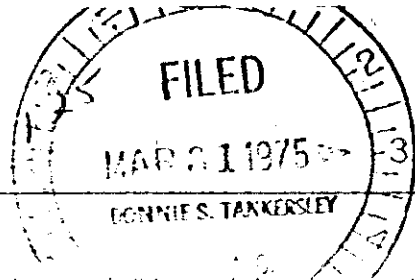


**Bankers  
Trust**



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**Real Property Agreement**

In consideration of such loans and indebtedness as shall be made by or become due to Bankers Trust of South Carolina, N.A. (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 ten 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, or any leases, rents or funds tied under escrow agreement relating to said premises, and
3. The property referred to by this agreement is described as follows:

**All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the northwestern side of Charing Cross Road and being known and designated as Lot No. 46 on Extension of Section I, Brookwood Forest Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "XX", at Page 96 and having, according to said plat, the following metes and bounds, to-wit:**

That in default of the performance of any of the terms hereof, or if default be made in any payment of principal or interest on any notes hereof or if the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the bank and agrees that any judge or jurisdiction may at chambers or otherwise appoint a receiver of the described premises, with full authority to take possession thereof and collect the rents and profits and hold the same, subject to the further order of said court, but agrees further that the bank shall have no obligation to perform or discharge any obligation, duty or liability of the undersigned in connection with the said assignment of rents and profits.

4. That in default of the payment of loans and indebtedness hereunder or the performance of any of the terms hereof, 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 pages 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 Judy P. Anthony ✓ Larry C. Montjoy  
Witness Donna M. King ✓ Betty F. Montjoy  
Debt of Greenville, S. C. Date March 7, 1975

Deposited with Registrar

Greenville

For me, I appeared before me Judy P. Anthony who after being duly sworn, says that he saw the within named

Larry C. Montjoy Betty F. Montjoy sign, seal and as their act and deed, did the

within written instrument of writing, and that deponent with Donna M. King witnesses the execution thereof.

Subscribed and sworn to before me William H. Turner

this 7 day of March 19 75 (Witness sign here) Judy P. Anthony

Notary Public, State of South Carolina  
My Commission Expires at the will of the Governor

RECORDED MAR 31 '75 At 3:00 P.M. # 22362

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