



REAL PROPERTY AGREEMENT

C & S National Bank
P. O. Box 1449
Greenville, S. C.
Attn: L&D Dept.

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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 State of South Carolina, described as follows:

All that piece, parcel or tract of land situate, lying and being in Dunklin Township, Greenville County, South Carolina, being known and designated as the 24.65 acre tract of land as shown on a plat of "Property of Mitchell C. Moore," prepared by Dalton & Neves, Engineers, dated April 1941, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 00 at Page 163, and being a portion of Tract No. 2 of the Hiram Cooley Estate, as surveyed and platted by W. D. Neves, Engineer, and being a portion of the tract of land conveyed to D. C. and Lila Owens by E. Inman, Master, by deed bearing date of December 17, 1919, the said E. Inman, Master conveyed to D. C. and Lila Owens 36.65 acres, more or less, and the said D. C. and Lila Owens conveyed from said tract the twelve (12) acres, more or less, and it is the intention of this deed to convey to the Grantee herein all of the remainder of said tract. Reference is hereby craved to the Moore plat and to the Cooley plat for a more complete description of the land herein conveyed by metes and bounds and courses and distances.

And being the same property described in a Deed from Billy Mac Harvey to Mildred W. Harvey dated October 6, 1967 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 830 at Page 214.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whenever 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 Faye B. Hall, W. Frank Crosby

Witness Joyce K. Meredith

Dated at: Greenville 6/4/75
Date

State of South Carolina
County of Greenville

Personally appeared before me Faye B. Hall who, after being duly sworn, says that he saw the within named W. Frank Crosby sign, seal, and as their act and deed deliver the within written instrument of writing and that deponent with Joyce K. Meredith witnesses the execution thereof.

Subscribed and sworn to before me this 4th day of June, 1975
Faye B. Hall
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

12/10/77
RECORDED JUN 9 '75 At 2:15 P.M. # 28989

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