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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 BANK OF GREER, GREER, S. C. (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; or any leases, rents or funds held under escrow agreement relating to said premises; and
3. The property referred to by this agreement is described as follows:

Parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of S. C. Highway No. 14, near the City of Greer, S. C., being known and designated as Lot No. 4 on plat of Maple Heights as recorded in the RMC Office for Greenville County, S. C. in Plat Book M4, page 31, and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeasterly side of S.C. Highway No. 14, said pin being the joint front corner of Lots 3 and 4, and running thence with the southeasterly side of said Highway N 35-25 E 110 feet to an iron pin at the intersection of S. C. Highway No. 14 and an unpaved street; thence with (cont'd on reverse side)

- 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 the 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 Jay W. Fowler (L.S.)
Witness Ann L. Pettit (L.S.)

Dated at: Greer, S. C.
August 1, 1975
Date

State of South Carolina

County of Greenville

Personally appeared before me Faye H. Fowler who, after being duly sworn, says that he saw

the within named Gail Steadman and William L. Steadman sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Ann L. Pettit

witness the execution thereof.

Subscribed and sworn to before me this 1st day of August 1975

Jay W. Fowler (Witness sign here)

Ann L. Pettit
Notary Public, State of South Carolina
My Commission expires 3-19-76

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