

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 Greenville

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located in City of Greer, on the Northern side of Westmoreland Ave., and being shown as lot No. 15 on plat of Mrs. L. W. Cunningham Lots, by plat recored in plat book "F" page 17, and being shown on a more recent plat made for Randall G. Ponder by John A. Simmons, surveyor, dated Sept. 29, 1969 and having the following metes and bounds, to wit:

Beginning at a new iron pin on the Northern side of Westmoreland Ave., at the joint front corner of lots 14 and 15 and running thence along said ave., 70-00 W., 65 feet along the Northern side of Westmoreland Ave., to a new iron pin at the joint front corner of lots 15 and 16; thence N. 20-44 E., 125 feet as the common line of lots 15 and 16 to old iron pin thence S. 70-14 E., 65 feet to old iron pin at the joint rear corner of lots 14 and 15; thence S. 20-44 W., 125.3 feet as the common line of lots 14 and 15 to the beginning corner.

This is the same conveyed to Nelle E. Waldrop by deed recorded in deed book 184 page 389, Greenville County R. M. C. Office, said Nelle Elizabeth Waldrop having died estate Aug. 29, 1968, Apt. No. 1045 File No. 9, Greenville County Probate Office, giving the within Executor the power to sell her real estate.

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 Charles H. Welch x x Randall G. Ponder
Witness Herbert V. Zimmerman x x Judith B. Ponder

Dated at: Greer, S. C. 8/6/75 Date

State of South Carolina
County of Greenville

Personally appeared before me Charles H. Welch who, after being duly sworn, says that he saw the within named Randall G. Ponder or Judith B. Ponder sign, seal, and as their act and deed deliver the within written instrument of writing, and that dependent with Herbert V. Zimmerman witnesses the execution thereof.

Subscribed and sworn to before me this 6 day of August 1975 Charles H. Welch (Witness sign here)

Herbert V. Zimmerman
Notary Public, State of South Carolina
My Commission expires 7/25/77.
Recorded Aug. 15, 1975 @ 11:30 A.M. 4267

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