

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, GREENVILLE, 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: All that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, being shown and designated as Lot 47 on a plat of Section III of Edwards Forest recorded in Plat Book BBB at page 149 and being more particularly described as follows:

BEGINNING at an iron pin on the Eastern side of Wood Creek Drive, at the joint front corner of Lots 46 and 47 and running thence with the line of Lot 46, S. 78-26 E. 460 feet to a branch; thence with the branch as the line, the chord of which is N. 20-29 W. 230.9 feet to a pin; thence S. 89-03 W. 210.9 feet to a pin at corner of Lot 48; thence with the line of Lot 48, S. 81-45 W. 154.2 feet to a pin on Wood Creek Drive; thence continuing S. 22-49 W. 18.3 feet to the point of beginning.

That if default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest, or any notes hereof or hereafter signed by 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.

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, legattees, 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. Larry Loftis*
Witness: *Judith A. Ritter*

Herman L. Spitzer (L.S.)
Carol W. Spitzer (L.S.)

Bank of Greer
Date at: August 21, 1975
Date

State of South Carolina
County of Greenville

Personally appeared before me Judith A. Ritter who, after being duly sworn, says that he saw
(Witness)
the within named Herman L. Spitzer and Carol W. Spitzer sign, seal, and as their
(Borrowers)
act and deed deliver the within written instrument of writing, and that deposit with J. Larry Loftis
(Witness)
witness the execution thereof.

Subscribed and sworn to before me
the 21st day of August, 1975
J. Larry Loftis
Notary Public, State of South Carolina
My Commission expires My Commission Expires
June 20, 1979

Judith A. Ritter
(Witness sign here)

RECORDED AUG 25 '75 At 2:30 P.M. # 4994

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