

SEP 24 1975
DONNIE S. TAYLOR

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. Herby 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 lot of land, with the buildings and improvements thereon, on the east side of Cahu Drive, in Greenville County, S.C. being shown as Lot 15 on plat of Property of Clyde Dill, jr, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book NN page 192, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the east side of Cahu Drive at the joint front corner of Lots 14 and 15 and running thence with the joint line of said lots S. 88-30 E. 213.1 feet to an iron pin; thence with S. 22-02 W. 107.4 feet to an iron pin in the joint rear corner of lots 15 and 16; thence with the joint line of said lots N. 88-30 W. 174.5 feet to an iron pin in the eastern side of Cahu Drive; thence with the eastern side of Cahu Drive, N. 1-30 E. 100 feet to the point of beginning.

This property is conveyed subject to the drainage easement 10 feet in width which crosses the northeast corner of this lot and such other easements, building restrictions, and zoning regulations affecting the property.

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 Frances Lawson x James E. Clark
 Witness Cathy Nason x Joyce H. Clark

Dated at Greenville Date _____

State of South Carolina
 County of Greenville
 Personally appeared before me Frances Lawson who, after being duly sworn, says that he saw the within named James E. Clark and Joyce H. Clark (Witness) sign, seal, and as their (Borrowers) act and deed deliver the within written instrument of writing, and that deponent with Cathy Nason (Witness) witnesses the execution thereof.

Subscribed and sworn to before me this 23 day of September, 19 75
Ben Anderson (Witness sign here)

Notary Public, State of South Carolina
 My Commission expires at the will of the Governor 11-5-83
 RECORDED SEP 24 '75 At 12:15 P.M. 7913

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