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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 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:

SALLIE K. LYNCH, her heirs and assigns, forever:

APR 8 1976
DONNIE S. TANKERSLEY

ALL that tract of land containing 3.33 acres, more or less, situate and lying on the Eastern side of Miller Road to Mauldin, South Carolina, in Austin Township, Greenville County, South Carolina, and having according to a plat entitled "Property of Sallie K. Lynch," made by C.C. Jones, Civil Engineer, dated November 11, 1963, recorded in the RMC Office for Greenville County, S.C. the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of the Miller Road, at the corner of other property now or formerly belonging to Tillman Henderson, and running thence S. 80-56 E. 350 feet to an iron pin; thence S. 3-16 W. 405.8 feet to an iron pin; thence along the line of property now or formerly belonging to Lewis Henderson, N. 80-11 W. 350 feet to an iron pin in the center of the Miller Road; thence with the center of Miller Road, N. 3-07 W. 150 feet to an iron pin; thence continuing with the center of Miller Road,

N. 2-47 E. 125 feet to an iron pin; thence N. 10-39 E. 128 feet to an iron pin; and hereby irrevocably authorize and direct the undersigned, or any of them, and howsoever for or on account of said real property, whatsoever and whensoever 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. /pin, the beginning corner.

- 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 Debbie DeMint x Sallie K. Lynch

Witness Caroline W. Schroder x

Dated at: March 29, 1976 Greenville, SC

State of South Carolina
County of Greenville

Personally appeared before me Debbie DeMint who, after being duly sworn, says that he saw the within named Sallie K. Lynch sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Caroline Schroder witnesses the execution thereof.

Subscribed and sworn to before me this 29 day of March, 1976 Debbie DeMint (Witness sign here)

[Signature]
Notary Public, State of South Carolina
My Commission Expires March 7, 1981

RECORDED APR 8 '76 At 11:45 A.M.

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