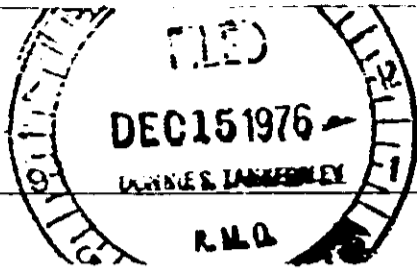


Bankers Trust



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Real Property Agreement

In consideration of such loans and indebtedness as shall be made by or become due to Bankers Trust of South Carolina, N.A. (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 ten (10) 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 in order to keep up in the res. property, and to take care of and
- 2. Without the prior written consent of Bank, to refrain from creating or permitting any lien or other encumbrance (other than the mortgage existing to or from Bank) and from transferring, leasing, assigning or in any manner disposing of the real property described below, or any interest therein, or any rents, profits 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the state of South Carolina, County of Greenville, in Oaklawn Township, being known and designated as all of Lot No. 4 and the southwesterly 125 feet of Lot No. 6 as shown on a Plat of J.B. and Ellis King, prepared by C.O. Riddle, Surveyor, dated April 1962, and having, according to said Plat, the following metes and bounds:**

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 on 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, but agrees further that the bank shall have no obligation to perform or discharge any obligation, duty or liability of the undersigned in connection with the said assignment of rents and profits.

4. That if default be made in the payment of loans and indebtedness hereunder or the performance of any of the terms hereof, 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.

SV 1.75 AS

Witness: Deborah L. Decker Jac Botes
 Witness: Gloria Botes Bonna Botes
 Dated at Bankers Trust of S.C. Date December 10, 1976

State of South Carolina
 County of Greenville, S.C.

Personally appeared before me Gloria Botes who after being duly sworn, says that he saw the within named

Jac Botes and Bonna Botes sign seal and as their act and deed deliver the

(Borrowers) within written instrument of writing and that deponent with Deborah L. Decker witnesses the execution thereof

Subscribed and sworn to before me Jac Botes
 this 10th day of December 19 76 Gloria Botes

Notary Public, State of South Carolina
 My Commission expires at the will of the Governor

(CONTINUED ON NEXT PAGE)

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