

REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Greenville, S. C. (hereinafter referred to as "The Association" to or from the undersigned, Henry David and Bessie L. Griffin

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 The Association, 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 The Association, its successors and assigns, all monies now due and hereafter becoming due to the undersigned, as rental, or otherwise, and howsoever for or account of the certain real property situated in the County of Greenville, State of South Carolina, described as follows:

Lying on the Northern side of Glenn Road and being known and designated as the eastern half of Lot No. 22, Block "A", of a Subdivision known as "The Glenn Farms", as shown on plat thereof being recorded in the R.M.C. Office for Greenville County, in Plat Book "M", at page 75, and having according to said plat, the following metes and bounds, to wit: Beginning at an iron pin on the northern side of Glenn Road, joint front corner of Lots Nos. 21 and 22 and running thence with the joint line of said lots, N. 3-30 E. 237 feet to an iron pin on the line of property known as Green Acre; thence with said Green Acre line N. 87-30 W. 48.5 feet to a point in the center of Lot 22; thence with the new line through the center of Lot No. 22 approximately S. 3-30 W. 249.5 feet, more or less, to an iron pin on the northern side of Glenn Road; thence with Glenn Road N. 77-15 E. 50 feet to the beginning corner.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to The Association, all rent and all other monies whatsoever and whenscever becoming due to the undersigned, or any of them, and howsoever for or on account of said real property, and hereby irrevocably appoint The Association, 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 The Association 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 The Association when due, The Association, at its election, may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining unpaid to The Association to be due and payable forthwith.

5. That The Association may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such places as The Association, in its discretion, may elect.

6. Upon payment of all indebtedness of the undersigned to The Association 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 The Association and its successors and assigns. The affidavit of any officer or department or branch manager of The Association 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 Carol B. Richardson, Nancy D. Barnes, Henry David Griffin (SEAL), Bessie L. Griffin (SEAL)

Dated at: First Federal Savings & Loan Assn. 1/17/77 Date

State of South Carolina Greenville County of Greenville

Personally appeared before me Carol B. Richardson (Witness) who, after being duly sworn, says that (s)he saw the within named Henry David and Bessie L. Griffin (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Nancy D. Barnes (Witness) witnessed the execution thereof.

Subscribed and sworn to before me this 17th day of January, 1977, Carol B. Richardson (Witness sign here)

Nancy D. Barnes Notary Public, State of South Carolina My Commission Expires 12-16-80

Vertical stamp on the right edge of the page, possibly containing a file number or recording information.