

FILED
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GREENVILLE

REAL PROPERTY AGREEMENT

VOL 1091 PAGE 320

consideration of such loans and indebtedness as shall be made by or become due to the SOUTHERN BANK AND TRUST COMPANY (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

- 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
- 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
- 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:

Jack D. Grubbs and Ruth E. Grubbs their heirs and assigns forever, All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southeast corner of the intersection of Duke and Stevens Street in Greenville County, State of South Carolina, and being shown and designated as Lot No. 96, Section 2, on plat of Subdivision for Dunean Mills, prepared by Pickell and Pickell, Engineers, June 7, 1948 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book S at Pages 173-177, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Duke and Stevens Street and running thence along the south side of Stevens Street S. 64-22E. 140 feet to an iron pin on the northwest side of a 15 foot alley S. 29-16 W. 80.25 feet to an iron pin at the joint rear corner of Lots 95 and 96; thence along the line of Lot 96 N. 64-22 W. 135 feet to an iron pin on the northeast side of Duke Street; thence along the northeast side of Duke Street N. 25-44 E. 80.1 feet to the beginning corner.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies 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.

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: M.G. Askins x Jack D. Grubbs
 Witness: Libby Roach x Ruth E. Grubbs

Dated at: _____ Date

State of South Carolina
County of GREENVILLE

Personally appeared before me M.G. ASKINS who, after being duly sworn, says that he saw the within named JACK D. AND RUTH E. GRUBBS sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with LIBBY ROACH witnesses the execution thereof.

Subscribed and sworn to before me this 26 day of OCT, 19 78
Christina J. Clark (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
GPC 1L-36 NOV 3 1978 at 11:45 A.M. 11019

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