

1,251,728 DEC 14 1963

REAL PROPERTY AGREEMENT

Record when Nina has Completed

BOOK 700 PAGE 33

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:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the Western side of Oriole Street, being known and designated as Lot No. 20 as shown on a Plat of Wade Hampton Gardens, recorded in Plat Book MM, Page 199, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Oriole Street, corner of Lot No. 19; thence with the line of said lot, N. 71-03 W. 165 feet to an iron pin; thence S. 18-57 W. 108 feet to an iron pin in line of Lot No. 21; thence with the line of said lot, S. 71-03 E. 165 feet to an iron pin on said Street; thence with said Street, N. 18-57 E. 108 feet to the BEGINNING.

Being a portion of the property conveyed to the Grantor by Deed recorded in Deed Book 319, Page 245.

More particularly described in RMC OFFICE "Title to Real Estate" Book 700, Page 33.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whenssoever 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 Nina L. Moore x Mrs. Mary Muldrow
Witness Robert L. Pence x James M. Muldrow
Mrs. Mary Muldrow

Dated at: Greenville, South Carolina December 11, 1963

State of South Carolina
County of GREENVILLE

Personally appeared before me Nina L. Moore who, after being duly sworn, says that he saw the within named Mrs. Mary Muldrow and James M. Muldrow sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Robert L. Pence witnesses the execution thereof.

Subscribed and sworn to before me this 11th day of December, 1963 Nina L. Moore (Witness sign here)

Notary Public, State of South Carolina
My Commission Expires at the Will of the Governor

Recorded December 14, 1963 At 9:45 A.M. # 17281

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

14 of July 1966
Citizens & Southern National Bank of South Carolina
By: R. M. Kerler
Witness: Janet Oyster
Witness: Francis Lawson

SATISFIED AND CANCELLED OF RECORD
15 DAY OF July 1966
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 1734