

1.25
XXXXX

4942

AUG 13 1964

REAL PROPERTY AGREEMENT

755 PAGE 231
DEED BOOK 417 at Pate 389 and
DEED BOOK 699 at Page 263 RMC Office
AUG 13 1964
R. M. C. Farnsworth

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 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 and character 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:

DEED BOOK 417 at Pate 389 and
DEED BOOK 699 at Page 263 RMC Office

All this lot of land in Greenville County, State of South Carolina, in Greenville Township, on the southern side of East Stone Avenue, in the City of Greenville and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the south side of East Stone Avenue, which pin is 110 feet east from the intersection of Stone Avenue and Rowley Street and running thence with the southern side of East Stone Avenue, S. 72-09 E. 51½ feet to an iron pin; thence running S. 20-00 W. 176 feet to an iron pin; thence running parallel with Stone Avenue N. 72-09 W. 51½ feet to an iron pin; thence running N. 20-00 E. 175 feet to the point of beginning.

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 Nina L. Moore x / George E. Bomar
George E. Bomar

Witness Betty W. Higgins x /

Dated at: Greenville, S. C. August 10, 1964
Date

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 George E. Bomar sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Betty W. Higgins witnesses the execution thereof.

Subscribed and sworn to before me this 10th day of August, 19 64
Nina L. Moore
(Witness sign here)

Betty J. Selnes
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Recorded August 13th., 1964 At 9:30 A.M. # 4942

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 13 of December 19 68

The Citizens & Southern National Bank of South Carolina
By: J. Clarence Hopke asst. V. Pres.
Witness: Frances Lawson
Witness: George W. Leirs

SATISFIED AND CANCELLED OF RECORD
19 DAY OF December 19 68
Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A. M. NO. 14860