

2 Real Prop. Agre

SEP 30 1964

BOOK 758 PAGE 467

9704

REAL PROPERTY AGREEMENT

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: Plat Book "C" - Page 238.

ALL that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the northeastern corner of the intersection of Augusta Street and Prentiss Avenue and being known and designated as Lot No. 4, Block C, of Cagle Park as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book "C", at Page 238 and having according to a more recent survey prepared by R.K. Campbell dated February 18, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Augusta Street and Prentiss Avenue and running thence along the northeastern side of Augusta Street N. 47-43 W. 82.55 feet to an iron pin; thence along the line of Lot No. 3 N. 61-58 E. 152.8 feet to an iron pin; thence along the line of Lot No. 5 S. 34-07 E. 85.4 feet to an iron pin; thence along the northern side of Prentiss Avenue S. 68-0 W. 76 feet to an iron pin; thence continuing along the northern side of said Avenue S. 62-08 W. 58.3 feet to the point of beginning.

The above description includes all of Lot No. 4 after taking off that portion thereof taken by the South Carolina Highway Department for right-of-way purposes.

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 J. Robert Stogner, Jr. x G. P. Apperson, Jr.
Witness Betty Higgins x

Dated at: Greenville, South Carolina September 29, 1964

State of South Carolina
County of GREENVILLE

Personally appeared before me J. Robert Stogner, Jr. who, after being duly sworn, says that he saw the within named G. P. Apperson, Jr. sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Betty Higgins witnesses the execution thereof.

Subscribed and sworn to before me this 29th day of September, 1964
Martha Ann Chewa J. Robert Stogner, Jr. (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
Recorded September 30th., 1964 At 12:48 P.M. # 9704

PAID AND FULLY SATISFIED
THIS THE 15th DAY OF March, 1965
THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA
GREENVILLE, S. C.

By Howard H. Lamm, Jr.
By Ben D. Hanning
WITNESS Nancy J. Cressie

SATISFIED AND CANCELLED OF RECORD
17 DAY OF 7