

GREENVILLE, S. C.

By Queen G. Shell Jr. Vice President

By W. Dean Hudson asst. cashier

WITNESS Patricia L. House

WITNESS Joan C. Turner

125

OCT 14 1968

9109 1177
REAL PROPERTY AGREEMENT

BOOK 854 PAGE 30

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 those pieces, parcels or lots of land situate, lying and being at the southwestern corner of the intersection of Cureton Street and an uncut street, in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 5, a portion of Lot No. 6 and adjoining 20 feet of a resurvey of Block G and M, Property of W. W. Carter Associates, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book H, at Page 288; also shown as the property of James Thomas Crane by plat recorded in the R.M.C. Office for Greenville County in Plat Book QQQ at Page 176; said lot having such metes and bounds as shown on said latter plat.

OCT 14 3 38 PM
RECORDED
FILED

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 [Signature] x James Thomas Crane
Witness Mildred King

Dated at: Greenville, S. C. Oct. 10, 1968
Date.

State of South Carolina
County of Greenville

Personally appeared before me W. Dean Hudson who, after being duly sworn, says that he saw
(Witness)

the within signed James Thomas Crane sign, seal, and as their
(Borrowers)
act and deed, and that the within written instrument of writing, and that deponent with Mildred King
(Witness)

witnesses the execution hereof.
Subscribed and sworn to before me
this 10 day of October, 1968
[Signature]
(Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
SC-75-R

5-1-78 Recorded October 14, 1968 At 3:38 P.M. # 9109

SATISFIED AND CANCELLED OF RECORD
13 DAY OF Feb. 1969
Oliver Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:20 O'CLOCK P M. NO. 19245