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REAL PROPERTY AGREEMENT

va 1027 PAGE 788  
BOOK 57 PAGE 401

In consideration of such loans and indebtedness as shall be made by or become due to THE BANK OF GREER, GREER, S. C. (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; or any leases, rents or funds held under escrow agreement relating to said premises; and

3. The property referred to by this agreement is described as follows: All that certain piece, parcel or lot of land with all improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in Chick Springs Township School District Y-B, near the Town of Taylors and being known and designated as Lot No. 4 of a subdivision of the J. E. Flynn Estate as shown on plat thereof, recorded in the R. H. C. Office for Greenville County in Plat Book 0 at Page 75; said lot having such metes and bounds as shown thereon.

This is the same property conveyed to the Grantor herein by deed recorded in the R. H. C. Office for Greenville County in Deed Book 022 at Page 55.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

If default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest, or any part hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to be received from said premises to the Bank and agrees that any judge or jurisdiction may, at chambers or otherwise, appoint a receiver of the described premises with full power to take possession thereof and collect the rents and profits and hold the same subject to the further order of said court.

4. That if default be made in the performance of any of the terms hereof, or if any of said rental or other payments shall be not paid, the Bank, at its election, may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining due to the Bank to be due and payable forthwith.

5. That the Bank may and is hereby authorized and permitted to cause this instrument to be recorded at each 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 void and become null and of no effect, and until then it shall apply to and bind the undersigned, their heirs, legatees, devisees, administrators, executors, assigns and assigns and inure to the benefit of Bank and its successors and assigns. The affidavit of any officer or department manager of Bank signed by any party to this agreement to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this agreement and the Bank may and is hereby authorized to rely thereon.

Witness Union H. Bunell (L.S.)

Witness Betsy L. Couch (L.S.)

Dated at: Nov. 25, 1975  
Date

State of South Carolina

County of

Personally appeared before me Union H. Bunell who, after being duly sworn, says that he saw

the within named T. Preston Roebuck and Carol H. Roebuck sign, seal and as their

act and deed deliver the within written instrument of writing, and that deponent with Betsy L. Couch

witness the execution thereof.

Subscribed and sworn to before me  
this 25 day of Nov, 1975  
Union H. Bunell  
(Witness sign here)

H. Nelson Kinard  
Notary Public, State of South Carolina  
My Commission expires 1-3-84

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RECORDED NOV 26 1975 at 11:30 AM

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TANKERSLEY  
GREENVILLE, S.C.  
VICE-PRESIDENT

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