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35746 XXX

JUN 17 1964

FILED JUN 19 1964 OLLIE FARNSWORTH

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 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, Greenville Township, at the Northwest corner of Bradley Street and Caren Drive near the city of Greenville, being shown as a portion of lot NO. 2 on plat book showing property of J. E. Crosland made by Piedmont Engineering Service, July 1949, and recorded in the R M C office for Greenville county in plat book "F F" at page 2land having, according to a more recent survey prepared by J. C. Hill, December 17, 1954, the following metes and bounds, To-wit: Beginning at an iron pin at the Northwest corner of the intersection of Caren Drive and Bradley Street and running thence with Caren Drive, S 64-59 W, 185 feet to an iron pin at the corner of lot 3; Thence along the line of that lot N 23-52 W, 35.5 feet to an iron pin, Thence along the line through lot 2, N 60-35 E, 186 feet to an iron pin on the West Side of Bradley Street, Thence with Bradley Street, S 23-52 E, 53 feet to the point of beginning; Being the same property conveyed to the Grantor and the Grantee by Frank A. Ulmer by his deed dated December 30, 1954 and recorded in the R M C office for Greenville County in deed volume 515, at page 89.

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 agree 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 Albert M. Finley x Rhett C. Massey
Witness Brady E. McChatt x

Dated at: Greenville Date 6-17-64

State of South Carolina
County of Greenville

Personally appeared before me Albert M. Finley who, after being duly sworn, says that he saw the within named Rhett C. Massey sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Brady E. McChatt witnesses the execution thereof.

Subscribed and sworn to before me this 17 day of June 1964 Albert M. Finley (Witness sign here)

Notary Public, State of South Carolina My Commission expires at the will of the Governor
Recorded June 17, 1964 At 9:30 A.M. # 35746

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 17 of February 1967 The Citizens + Southern National Bank of South Carolina By: Frances Lawson Witness: Kay C. Hills

SATISFIED AND CANCELLED OF RECORD 20 DAY OF February 1967 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 9:30 O'CLOCK A M. NO. 20030