

Clerk of Court for Greenville County, S.C.

SATISFIED AND CANCELLED OF RECORD

7 DAY OF Feb. 1964
Ollie Lammworth
S.M.C. FOR GREENVILLE COUNTY, S.C.
AT 2:35 O'CLOCK P.M. NO. 18886

E. Sumner master
2-7-1964.
attest
Ollie M. Smith
Deputy

SEP 4 - 1964

REAL PROPERTY AGREEMENT

BOOK 757 PAGE 54

7262

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 that piece, parcel or lot of land in the city of Greenville, County of Greenville, State of South Carolina. Situate, lying and being on the Southern side of Long Hill Street. And being known and designated as lot #79 & East 1/2 of lot # 80 as shown on plat prepared by Dalton & Neves Dated December 1940, in titled map on Augusta Road Hills according to the R. M. C. office of Greenville Court in Plat Book L, Pages 56 & 57 and revise as shown in Plat Book M 33.

Beginning at an iron pin on the S. side on Long Hill Street at the joint front corner, 78 & 79 and running thence with S. side of Long Hill Street. N 87-04 W. 90 ft. to an iron pin; Thence a new line thru lot # 80 S. 2-56 W. 160 feet. to iron pin, line of property belonging to J. Iselin thence with line of said Iselin property S. 87-04 East 90 feet to iron pin of lot #78 & 79 thence to line of lot 78 N. 56 E. 160 to beginning corner.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whosoever 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 Pat C. Lowe x Larry M. DeShields
Pat C. Lowe, Larry M. DeShields
Witness Florence Renfroe x Mary E. DeShields
Florence Renfroe Mary E. DeShields
Dated at: Greenville, South Carolina 9-2-64
Date

State of South Carolina
County of GREENVILLE

Personally appeared before me Pat C. Lowe who, after being duly sworn, says that he saw the within named Larry M. DeShields and Mary E. DeShields sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Florence Renfroe witnesses the execution thereof.

Subscribed and sworn to before me this 2nd day of September, 1964
Mantha Ann Cheves
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

SC-75-R Recorded September 4th., 1964 At 9:30 A.M. # 7262