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REAL PROPERTY AGREEMENT

VEL 1077 PAGE 491

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (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 piece parcel or lot of land situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 112 of Westview ~~Wg~~ Heights, as shown on plat thereof by Dalton and Neves, dated June 1941, recorded in the R.M.C. Office for Greenville County in plat book M at page 11 and having the following metes and bounds: BEGINNING at an iron pin on the northeast side of Wilburn Avenue (formerly known as Maple Avenue) at the joint front corner of Lots numbered 111 and 112, and running thence, with the line of Lot number 111 N. 43-30 E. 150 feet to an iron pin; thence S. 46-34 E. 61 feet to an iron pin at the joint rear corner of Lots numbered 112 and 113; thence with the line of Lot number 113 S. 43-30 W. 150 feet to an iron pin on Wilburn Avenue; thence with the northeastern side of Wilburn Avenue N. 46-34 W. 61 feet to the point of beginning.

That 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, on any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the Bank and agrees that any judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the described premises, with full authority 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 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 John F. Parrott

James L. Bell (L. S.)

Witness Jay Roberson

Nellie B. Bell (L. S.)

Dated at: Greenville, South Carolina

April 12, 1978  
Date

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GREENVILLE CO. S. C.  
APR 20 11 58 AM '78  
DORINE S. TANKERSLEY  
R.M.C.

State of South Carolina  
County of Greenville

Personally appeared before me John F. Parrott (Witness) who, after being duly sworn, says that he saw the within named James L. Bell and Nellie B. Bell (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Austin J. Tothacer, Jr. (Witness) witnesses the execution thereof.

Subscribed and sworn to before me  
this 12th day of April, 19 78  
Martha B. Durham  
Notary Public, State of South Carolina  
My Commission expires 2-2-82

John F. Parrott  
(Witness sign here)

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RECORDED APR 20 1978

At 11:58 A.M.

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