



REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to GREENVILLE NATIONAL BANK (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, 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, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southwestern side of Sunset Dr., and being known and designated as Lot No. 81 on Plat No. 2 of Sunset Hills, recorded in the RMC Office for Greenville County in Plat Book P, at Page 19, and having, according to a more recent plat by R.B. Bruce, RLS, dated January 5, 1983, entitled "Property of William A. and Janice M. Peele, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Sunset Dr., at the joint front corner of Lots 80 and 81 and running thence along the joint line of said lots, S. 48-50 W., 175 feet to an iron pin; thence N 41-10 W. 75 feet to an iron pin; thence along the joint line of Lots 81 and 82 N. 48-50 E., 175 feet to an iron pin on the Southwest side of Sunset Dr.; thence along said Drive, S. 41-10 E., 75 feet to the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Teresa G. Clyborne recorded Sept. 24, 1981, in the RMC Office for Greenville County in Deed BOOK 1155, PAGE 691.

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.

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