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REAL PROPERTY AGREEMENT

Index - REM

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

Greenville, State of South Carolina, described as follows: All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, lying on the South side of little Texas Road, containing three and 8/10 acres more or less, and having the following metes and bounds, to wit; Beginning at

an iron pin on State Park Road and running thence North 74-49 East 205.1 feet to a point on said road; thence South 14-51 East - 135 feet to a point thence North 75-09 East 188.4 feet to an iron pin; thence South 42-45 East 332 feet to an iron pin on Shoally Creek; thence along said Creek South 67-00 West, 264 feet to a point on said creek; thence along said creek South 14-30 West 229 feet, thence North 29-45 West 677.2 feet to the point of beginning.

Also all that piece, parcel, or lot of land in Bates Township, Greenville County, State of South Carolina, lying on the North Side of Little Texas Road, containing approximately one and one-half acres more or less and having the following metes and bounds to wit: Beginning at an iron pin on the North side of State Park Road and running thence North 10-30 West 334 feet to an iron pin; thence 60 - 45 North, East 107 feet to an iron pin; thence South 42-45 East 237.7 feet to an iron pin; thence South 56-33 West 128 feet to an iron pin; thence South 17-21 East 109 feet to a point on State Park Road thence South 74-49 West 121 feet to point of beginning

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rents and all other sums 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.

- 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 Paul J. Libbey x George D. Hawkins
Witness Dan L. Moyd x Lillian R. Hawkins
Dated at: Greenville 12-21-62 Date

State of South Carolina
County of Greenville
Personally appeared before me Paul J. Libbey who, after being duly sworn, says that he saw the within named George D. Hawkins sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Dan L. Moyd witnesses the execution thereof.

Subscribed and sworn to before me this 21 day of December, 1962
Minnie Bolt Baker (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
Recorded December 22nd 1962 at 10:00 A.M. #16145
sc-75-R

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 27 of May 1966
Citizens & Southern National Bank of South Carolina
By: Ralph M. Kester
Witness: Janet Custer
Witness: Frances Lawson

SATISFIED AND CANCELLED OF RECORD
2 DAY OF June 1966
Olliv Farnsworth
M. C. FOR GREENVILLE COUNTY, S. C.
9:30 O'CLOCK A. M. NO. 34297