

2 Real Prop. Agre. 25024812

MAR 3 1964  
REAL PROPERTY AGREEMENT

BOOK 743 PAGE 305

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 Greenville Township, Greenville County, State of South Carolina, on the line of the City limits of the City of Greenville, known as No. 120 Sumner Street, being Lot No. 16 in Block B of the property of the Pendleton Street Realty Association as is shown on a plat recorded in R. M. C. Office in Plat Book A, pages 122 and 123 dated April 5, 1906, and having the following metes and bounds: Beginning at an iron pin on Sumner Street, joint corner with Lot No. 15 on said plat, thence N. 74-45 W. 190 feet 5 inches to line of Lot No. 19; thence along rear line of lots Nos. 19 and 18 and 5, S. 31-26 E. 169 feet 5 inches to stake; thence with line of street in an easterly direction 69 feet and 11 inches to an iron pin; thence with Sumner Street N. 15-15 E. 94 feet 8 1/2 inches to beginning corner, being the same conveyed to D. P. Montgomery by J. Frank Eppes by deed dated September 8, 1945, recorded in book 280, page 79.

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.

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 Donna Saccus x Pauline M. Alexander  
 Witness Barbara M. Pherson x Jeanette M. Caswood  
 Dated at: Greenville, South Carolina February 26, 1964

State of South Carolina Greenville  
 County of Greenville

Personally appeared before me Donna Saccus who, after being duly sworn, says that he saw the within named Pauline Alexander & Jeanette Caswood sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with witnesses the execution thereof. Barbara M. Pherson (Witness)

Subscribed and sworn to before me this 26th day of February, 1964 Donna Saccus (Witness sign here)

Reta J. Mc Coy  
 Notary Public, State of South Carolina  
 My Commission expires at the will of the Governor

SC-75-R Recorded March 3, 1964: At 9:30 A.M. # 24812

State of Greenville  
County of Greenville  
 The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 10th day of March 1965  
The Citizens & Southern National Bank of South Carolina  
 By: Ralph M. Keeley Jr.  
 Witness: Betty Niggie  
 Witness: Florence Blufford

SATISFIED AND CANCELLED OF RECORD  
16 DAY OF March 1965  
Allie Jamswold  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 9:30 AM. NO. 25775