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APR 14 1964 29181

BOOK 746 PAGE 500

REAL PROPERTY AGREEMENT

Recorded APR 14 1964
Olle Farnsworth

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 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:

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All that lot of land in the county of Greenville State of S.C., near Greenville, S.C. known as lot 43 on plat of Pickwick Heights, recorded in plat book X at page 141, and having the following metes & bounds, to Wit: Beginning at an iron pin on the Southern side of Gurley Avenue at the corner of Lot 44 which iron pin is situation 450 feet northeast of the intersection of Parkins Mill Road and running thence S 24-53 E, 134.9 feet to an iron pin; thence N 64-27E, 70 feet to and iron pin; thence N 24-53 W, 134.1 feet to the southern side of Gurley Avenue; thence with said avenue, S 65-07 W, 70 feet to the point of beginning and being the same property conveyed to Quentin O. Ball and Thomas F. McCourry in deed book 695 at page 260.

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 Mary C. Hendrix x Charles T. Whitaker
 Witness Donna Dacus x Nelson S. Whitaker
 Dated at: Greenville 4/13/64
Date

State of South Carolina
County of Greenville

Personally appeared before me Mary C. Hendrix who, after being duly sworn, says that he saw the within named Charles T. Whitaker sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Donna Dacus witnesses the execution thereof. (Witness)

Subscribed and sworn to before me this 13th day of April, 1964 by Mary C. Hendrix (Witness sign here)
Reba S. Mc Coy

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
SC-75-R Recorded April 14, 1964 At 9:30 A.M. # 29181

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 26 of March 1969
The Citizens & Southern National Bank of South Carolina
By: J. Clarence Hopke asst. V.P.
Witness: Frances Lawson
Witness: E. Parker Butler

~~SATISFIED AND CANCELLED BY RECORDS~~
1 DAY OF April 1969
Olle Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A M. NO. 23253