

AUG 17 1964

5289

BOOK 755 PAGE 403

REAL PROPERTY AGREEMENT

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: Book 493 Page 507.

All that piece, parcel or lot of land, situate lying and being in the county of Greenville, State of South Carolina, Fairview Township, and being in the Fountain Inn. Known and designated as Lot No. 6, on plat of the W. Shell Thackston, property, prepared by W. P. Marrow, registered surveyer in June, 1952, and having according to the said plat the following metes and bounds;

Beginning at an iron pin the Eastern Edge of a new st. joint front corner with Lot No, 7 on new st. running thence with the joint land with lot No, 7 E. 25-42. 165 ft to an iron pin, back joint corner with Lots No. 7 and 5, as shown on said plat thence with joint lands with Lots. No. 5N. 73-45 W. 150 ft. to an iron pin, joint front corner with Lot. No. 5 on Jones mill rd. on quillen rd.

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 Pat C. Lowe x Hoyt S. Manley
Witness Freddie Mae Manley x Freddie Mae Manley

Dated at: Greenville, 11, August 1964

State of South Carolina
County of Greenville

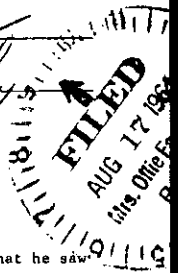
Personally appeared before me Pat C. Lowe who, after being duly sworn, says that he saw

the within named Hoyt S. Manley and Freddie Mae Manley sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Marion F. Austin witnesses the execution thereof.

Subscribed and sworn to before me
this 12th day of August 1964
Pat C. Lowe (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
Recorded August 17th., 1964 At 9:30 A.M. # 5289



The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 5th of Aug 1968
The Citizens & Southern
Natl. Bank of S.C.
By: E. Parker Butler
Witness: Francis Lawson
Witness: George W. Lewis

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Aug 1968
Ollis Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:56 O'CLOCK A. M. NO. 3206