

1.25

OCT 29 1964

12742

REAL PROPERTY AGREEMENT

BOOK 760 PAGE 475

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 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, situate, lying and being in the O'Neal township, Greenville County, State of South Carolina and being more fully described according to a plat of "property of J.W. Greer estates", survey of which was made on November 20, 1956, and recorded in Plat Book FF at page 513 in the R.M.C. Office for Greenville County and having the following metes and

bounds according to said plat;  
BEGINNING in the center of a South Carolina Highway and running thence N. 3-00 W. 400 ft. along said Hwy. to a point; thence N. 4-55 E. 150 ft. along said Hwy. to a point; thence N. 21-40 E. 137 ft. along said Hwy. to a point; thence 34-42 E. 290 ft. along said Hwy. to a point; thence N. 46-06 W. 300 ft. along a line of a 26.30 acre tract of land of the J.W. Greer, Estate to a point; thence N. 53-44 E. 385 ft. along a line of a 26.30 acre tract of land of the J.W. Greer, Estate to a point; thence S. 28-50 E. 300 ft. along a line of a 26.30 acre of land to the J.W. Greer, Estate to a point in highway; thence N. 61-10 E. 400 ft. along said highway to a point; thence N. 56-04 E. 100 ft. along Hwy. to a point; ~~XXXXXXXXXX~~ thence N. 42-50 E. 100 ft. along said Hwy. to a point; thence N. 27-30

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 Oscar Hill  
Witness Ralph M. Kesler x Avis D Hill

Dated at: Greenville 10-27-64  
Date

State of South Carolina  
County Greenville

Personally appeared before me Pat C. Lowe who, after being duly sworn, says that he saw the within named Oscar Hill and Avis Hill sign, seal, and as their act and deed/deliver the within written instrument of writing, and that deponent with Ralph M. Kesler, Jr. witness at the execution hereof.

Subscribed and sworn to before me this 27 day of October 19 64  
Mantha Ann Chewes (Witness sign here)

Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

Recorded October 29th., 1964 At 9:30 A.M. # 12742

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 15 of June 1966  
Citizens & Southern National Bank of South Carolina  
By: Ralph M. Kesler  
Witness: Janet Ouzts  
Witness: Francis Lawson

SATISFIED AND CANCELLED OF RECORD  
16 DAY OF June 1966  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:13 O'CLOCK P M. NO. 35668