

11-25 14381

NOV 16 1964

XXX

REAL PROPERTY AGREEMENT

BOOK 761 PAGE 470

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. Herby 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 certain piece, parcel or lot of land, with all improvements thereon, situate lying and begin in the State of South Carolina, County of Greenville, and in Greenville Township, being composed of Lots Nos. 2 and 3 of the property of Mechanics Building and Loan Asso., as shown by plat recorded in the RMC Office for Greenville County in Plat Book G at page 269, which plat is a resubdivision of Lot No. 8 of the property of Hext M. Perry as shown on plat thereof recorded in the RMC Office for Greenville County in plat book C at page 158, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the east side of Perry Road joint corner of Lots Nos. 8 & 9 (Plat C page 158) and is also the corner of lots 9&3 (Plat G page 269) which point is 416feet south from McCall Street and ~~ria~~ running thence along the line of lots No. 9, S 74-26 E 210 feet to an iron pin; thence S 17-45 W 86 Feet, more or less, to an iron pin, rear corner of Lots Nos. 1 & 2; thence along line of said Lots Nos. 1 & 2, N 74-26 W 210 feet to an iron pin on the East side of Perry Road; thence along the line of said Perry Road N 17-45 E 86 feet, more or less, to the beginning Corner.
Book 7733 Pg. 310

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 Dan L. Moyd x Mamie B. Parker
 Witness Jean F. Boland x 11-12-64
Greenville

Dated at: _____ Date _____

State of South Carolina
 County of Greenville

Personally appeared before me Dan L. Moyd who, after being duly sworn, says that he saw the within named Mrs. Mamie B. Parker sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Jean F. Boland witnesses the execution thereof.

Subscribed and sworn to before me this 12 day of Nov, 1964 Dan L. Moyd (Witness sign here)

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

SC-75-R Recorded November 16th., 1964 At 9:30 A.M. # 14381

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this 12 of July 1967
The Citizens & Southern National Bank of South Carolina
 By: Wm. L. Pherigo
 Witness: Frances Lawson
 Witness: M. F. Austin

SATISFIED AND CANCELLED OF RECORD
13 DAY OF July 1967
Ollie Farnsworth
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 8:30 O'CLOCK A. M. NO. 1668