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MAR 12 1965

25389 REAL PROPERTY AGREEMENT

BOOK 769 PAGE 136

FILED
MAR 12 1965
Mrs. O.M. Farnsworth
R.M.C.

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 certain piece, parcel and lot of land situate in the city and county of Greenville, S.C. in ward six and having a frontage on Trotter St. of forty two (42) feet rear line being

fifty four (54) feet with lines as follows north line 146 feet and south line 151 feet being lot No. 4 of the Sub-division of Peterson lot, plat of which was made by W.D. Neves on June 8, 1910 said lot contains 7,104 square feet more or less.

Being the same property conveyed to the grantor herein by J.P. Chappell by his deed dated Nov. 18, 1949 and recorded in the R.M.C. office for Greenville County in deed volume book 396 at page 245.

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 Marion Campbell x Jasper Permenter

Witness Albert Finley x Evelyn Permenter

Dated at: Greenville 3-11-65
Date

State of South Carolina

County of Greenville

Personally appeared before me MARION CAMPBELL (Witness) who, after being duly sworn, says that he saw the within named JASPER & EVELYN PERMENTER (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with ALBERT FINLEY (Witness) witnesses the execution thereof.

Subscribed and sworn to before me
this 11 day of MARCH, 1965
Albert Finley (Witness sign here)
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

sc-75-R Recorded March 12th., 1965 At 9:30 A.M. # 25389

The debt hereby secured is paid in full and the Lien of this instrument is satisfied this

4 of April 1968

The Citizens & Southern National Bank of South Carolina

By: J. Clarence Hopke

Witness: Francis Lawson

Witness: David Sloan

SATISFIED AND CANCELLED OF RECORD

5 DAY OF April 1968

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:30 O'CLOCK A. M. NO. 25965