

APR 13 1965  
28532

101.25 XXXX  
REAL PROPERTY AGREEMENT

BOOK 771 PAGE 179

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 lot of land in Greenville Township, Greenville County, State of South Carolina on the eastern side of Sulphur Springs Road shown on a plat of the property of Charles C. & Sarah F. Tucker made by J. C. Hill January 21, 1960 and having according to said plat the following metes and boundes:

Beginning at an iron pin on the eastern side of Sulphur Springs Road at the corner running along the eastern side of Sulphur Springs Road 350 feet to an iron pin at the corner of Herbert Farr thence 443.5 feet to an iron pin S. 68-30 W.

This is a portion of a tract of land conveyed to Herbert M. Farr by C. F. Putman and R. A. Craft by deed April 29, 1946 and received in Vol. 294 in said R. M. C. Office and also recorded to Charles C. & Sarah F. Tucker January 26, 1960 in Book R of deeds page 577 By Elizabeth D. Riddle

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 monies; 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 Harvey J. Smith x Charles C. Tucker

Witness Jerry O'Brien x Sarah F. Tucker

Dated at: Greenville April 8, 1965  
Date

State of South Carolina

County of Greenville

Personally appeared before me Harvey J. Smith who, after being duly sworn, says that he saw the within named Charles C. Tucker & Sarah F. Tucker sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Jerry O'Brien witnesses the execution thereof.

Subscribed and sworn to before me this 8th day of April, 1965 Harvey J. Smith (Witness sign here)

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

sc-75-k Recorded April 13th., 1965 At 9:30 A.M. # 28532

The Citizens and Southern National Bank of South Carolina, a national banking association, hereby certifies that that certain agreement entitled "Real Property Agreement" made by Charles C. Tucker & Sara F. Tucker to The Citizens and Southern National Bank of South Carolina, as Bank, dated April 8, 1965, and recorded in the office of the Recorder in the County of Greenville, State of South Carolina, on April 13, 1965, Book 771, Page 179, has been terminated and the undertakings therein described discharged. The Citizens and Southern National Bank of South Carolina is SATISFIED AND CANCELLED OF RECORD.