

Olivia Farnsworth
E. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:27 O'CLOCK AM NO. 15529

For Termination of Real Property Agreement
See Deed Book 786 Page 526

MAY 10 1965
31226 REAL PROPERTY AGREEMENT BOOK 773 PAGE 40

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 on 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 our right, title and interest in and to all that certain peice, parcel or lot of land situate, lying, and being in Paris Mountain Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 3 on Plat Showing Property of R. B. Marrett, Estate, made August, 1955 by Carolina Surveying and Mapping Company and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of County Road at the joint corner of Lots 2 and 3 and being 119.1 feet northeast of New Buncombe Road and running thence with said County Road N. 63-15 E. 72 feet to a point; thence N. 19-55 W. 175 feet to a point; thence S. 62-20 W. 72 feet to a point at the joint corner of Lots 1 and 3; thence S. 19-58 E. 174 feet to the point of beginning.

This is a portion of the property inherited by the grantors and grantee herein as the heirs at law of Richard B. Marrett, who died intestate, as reported Apt. 603, File No. 40 of the Probate Court of Greenville County, South Carolina.

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, affectiveness and continuing force of this agreement and any person may and is hereby authorized to rely thereon.

Witness Marion F. Austin x Glen Hughes
 Witness Florence Renfroe x Doris M. Hughes
 Dated at: Greenville April 23, 1965
Date

State of South Carolina
County of Greenville

Personally appeared before me Marion F. Austin (Witness) who, after being duly sworn, says that he saw the within named Glen Hughes & Doris M. Hughes (Borrowers) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Florence Renfroe (Witness) witnesses the execution thereof.

Subscribed and sworn to before me
this 23rd day of April, 1965
Marion F. Austin (Witness sign here)
Notary Public, State of South Carolina
My Commission expires at the will of the Governor