

1.25

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 or lot of land, situate, lying and being on the Northern side of Parisview Avenue in the City of Travelers Rest, Bates Township, County of Greenville, State of South Carolina, being shown and designated as Lot No. Seventy Eight (78) according to a plat of SUNNY ACRES made by J. C. Hill, Surveyor, August 24, 1953, revised March 1, 1954, as recorded in the RMC Office of Greenville County, South Carolina, in Plat Book "BB", at Pages 168 and 169 and having, according thereto, the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN located 189.7 feet from the Northwestern intersection of Parisview Avenue and Cox Drive, and running thence S. 59-50 W. 75 feet along the Northern side of Parisview Avenue to an iron pin, being the joint front corner of Lots 78 add 79; thence running along the joint line of Lots 78 and 79 N. 29-30 W. 155.5 feet to an iron pin, being the joint line of Lots 78 and 79; thence running along the rear lines of Lots 73 and 74 AN. 57-55 E. 75 feet to an iron pin, being the joint rear corner of Lots 74 A, 77 and 78; thence running along the joint line of Lots 77 and 78 S. 29-30 E. 156.4 feet to an iron pin, being the joint front corner of Lots 77 and 78, the point of beginning:

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 Robert L. Rence x Charles B. McCarson

Witness Marjorie Renshaw x Doris M. McCarson

Dated at: Greenville 8/20/65

State of South Carolina
County of Greenville

Personally appeared before me Robert L. Rence who, after being duly sworn, says that he saw the within named Charles B. and Doris M. McCarson sign, seal, and as their act and deed believe the within written instrument of writing, and that deponent with Marjorie Renshaw witnesses the execution thereof.

Subscribed and sworn to before me this 20th day of August, 1965

Robert L. Rence
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Robert L. Rence
(Witness sign here)

Recorded August 23rd, 1965 at 9:30 A.M. # 6002

SATISFIED AND CANCELLED OF RECORD

6th DAY OF Sept. 1966

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

AT 9:30 O'CLOCK A.M. NO. 6423

For Termination Agreement
See Deed Book 805 Page 395