

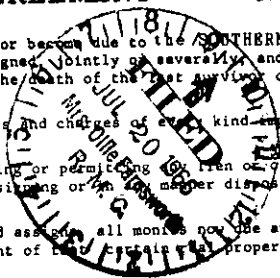
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REAL PROPERTY AGREEMENT

BOOK 802 PAGE 370



In consideration of such loans and indebtedness as shall be made by or become due to the SOUTHERN BANK AND TRUST COMPANY GREENVILLE, S. C. (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 the real property situated in the County of Greenville

Greenville, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the North side of Easley Highway (alternate U.S. Highway No. 123) and being a portion of Lot No. 1 of the property of R. J. Sentell as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "I", at page 75, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of Easley Highway (alternate U.S. #123) at the corner of property now or formerly of J. Robert Martin and running thence along the line of that property, N. 30-00 W. 170 feet to an iron pin; thence on a line parallel with Easley Highway (alternate U.S. #123) S. 61-30 W. 72 feet to an iron pin; thence S. 30-00 E. 170 feet to an iron pin on the North side of Easley Highway (alternate U.S. #123), thence along the line of said highway, N. 61-30 E. 72 feet to the beginning corner.

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 William W. Morrow x Earl D. Riden

Witness Margaret H. Buckhiester

Dated at: Piedmont, S. C. July 18, 1966

State of South Carolina
County of Greenville

Personally appeared before me William W. Morrow who, after being duly sworn, says that he saw the within named Earl D. Riden (Witness) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Margaret H. Buckhiester (Witness) witnesses the execution thereof.

Subscribed and sworn to before me this 18 day of July, 1966 Wm. W. Morrow (Witness sign here)

Margaret H. Buckhiester
Notary Public, State of South Carolina
My Commission expires at the will of the Governor
Recorded July 20th., 1966 At 9:30 A.M. # 2185

PAID IN FULL & SATISFIED, this 7 day of 67

Southern Bank and Trust Company
Piedmont Greenville, South Carolina
By Wm. W. Morrow
Witness Margaret H. Buckhiester

SATISFIED AND CANCELLED OF RECORD
8 DAY OF Feb. 1967
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:30 O'CLOCK A M. NO. 19022