

R. P. A.
FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 7 PAGE 12

SATISFIED AND CANCELLED OF RECORD
Ottie Garrison DAY OF March 1967
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:02 O'CLOCK A. M. NO. 28717

22505 MAR 20 1967 1-23 XXXX
REAL PROPERTY AGREEMENT BOOK 815 PAGE 572

In consideration of such loans and indebtedness as shall be made by or become due to the SOUTHERN BANK AND TRUST COMPANY (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 in Greenville County, State of South Carolina being shown as Lot 23 on plat made by Dalton and Neves in September 1925, and having according to said plat the following metes and bounds to-wit:

Beginning at an iron pin on the eastern side of Franklin Road and running thence S. 53-54 E. 200 feet to an iron pin; thence S. 44-47W. 78 feet to an iron pin at corner of Lot 22; thence with the line of Lot 22 N 48-37 W. 199 feet to an iron pin on Franklin Road; thence with Franklin Road N. 45-38 E. 60 feet to the beginning corner.

Said Premises being the same conveyed to the grantor by deed recorded in Deed Book 72 at Page 397.

It is understood that the grantor reserves unto himself the right to occupy an agreeable portion of the premises during the remainder of this life.

As part of the consideration for this conveyance the grantee assumes and agrees to pay the balance due on a mortgage held by Fidelity Federal Savings and Loan Association, the balance being \$2,724.25.

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 J. H. Mendenhall X William P. Duncan

Witness Judy W. Graydon X

Dated at: Greenville, S.C. 3-17-67
Date

State of South Carolina

County of Greenville

Personally appeared before me F. W. Weirck (Witness) who, after being duly sworn, says that he saw

the within named William P. Duncan (Borrowers) sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Judy W. Graydon (Witness)

witnesses the execution thereof.

Subscribed and sworn to before me

this 20th day of March, 1967

Suzanne H. Warrick
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

J. H. Mendenhall
(Witness sign here)

GPC IL12 Recorded March 20th., 1967 At 2:21 P.M. # 22505