

APR 19 1967

1.25 25195 XXXX REAL PROPERTY AGREEMENT

BOOK 818 PAGE 57

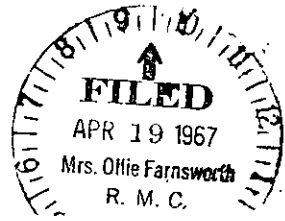
In consideration of such loans and indebtedness as shall be made by or become due to THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as "Bank") to or from the undersigned, jointly or severally, and until all of such loans and indebtedness have been paid in full, or 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. Herby 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 Cherokee

State of South Carolina, described as follows:

All that certain piece, parcel or lot of land lying and being situate in Cherokee County, S.C. in Tax District No. 35, approximately thirteen miles south of the City of Gaffney, containing 70 1/2 acres more or less being known and designated as Tract No. One (1) on plat of the John Wood lands, as shown on plat made by Jno. M. Jenkins, Surveyor, dated April 6, 1934, and recorded in the office of the Clerk of Court for Cherokee County, S.C. in Deed Book 2-V page 309; said tract of land being situate on the south side of a paved road formerly called the Old Mud Ford Road, on which the greater part of tract of land fronts, and being bounded on the north by said highway, and otherwise bounded by lands of Canal Wood Corporation alnds now or formerly of Goude-lock, Lipscomb, Thomas Wood, and perhaps others.

Recorded in Vol 6-G page 120.



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 Janet J. Crocker x + Robert L. Hawkins III

Witness Janet J. Crocker x

Dated at: Spartanburg April 18, 1967
Date

State of South Carolina
County of Spartanburg

Personally appeared before me Joan H. Curry who, after being duly sworn, says that he saw the within named Robert L. Hawkins, III (Witness) sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Janet J. Crocker (Borrowers) (Witness) witnesses, the execution thereof.

Subscribed and sworn to before me this 18th day of April, 19 67
Janet J. Crocker (Witness sign here)

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
SC-75-R

Recorded April 19th., 1967 At 9:30 A.M. # 25195

SALES AND CANCELLED OF RECORD
28 DAY OF Aug 1967
Offie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
At 9:30 O'CLOCK A. M. NO. 6155

For Termination Agreement
See Deed Book 827 Page 166