

APR 21 1967

127-25-161

REAL PROPERTY AGREEMENT

BOOK 818 PAGE 149

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 piece, parcel or lot of land lying, situate and being in Gantt Township, County of Greenville, State of South Carolina, designated as Lot No. 5 on plat of Section 2, Fairfield Acres, prepared by C.O. Riddle, dated January, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book FF, page 459, and more particularly described with reference to said plat as follows: BEGINNING at a point on the northern side of Lermann Drive at the joint front corner of Lots 4 and 5, and running thence with the joint line of Lots 4 and 5, N. 2-25 E. 125 feet to a point, being joint rear corner of said lots; thence along joint line of Lot 5 and property now or formerly of E.W. Gregory, S. 87-35 E. 75 feet to a point, being joint rear corner of Lots 5 and 6; thence with the joint line of Lots 5 and 6, S. 2-25 W. 125 feet to a point on the northern side of Lermann Drive; thence with the northern side of Lermann Drive, N. 87-35 W. 75 feet to the point of beginning. THIS being one of the lots conveyed to the grantor herein by deed of Eddie W. and Minnie B. Gregory, dated February 2, 1959, and recorded in the R.M.C. Office for Greenville County in Deed Book 617, at page 369.

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 Bobby J. Nelson x Clyde A. Walker

Witness Rosa N. Patterson x

Dated at: GREENVILLE, S.C. 4-19-67 Date

State of South Carolina

County of GREENVILLE

Personally appeared before me BOBBY J. NELSON (Witness) who, after being duly sworn, says that he saw

the within named CLYDE A. WALKER (Borrowers) sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with ROSA N. PATTERSON (Witness)

witnesses the execution thereof.

Subscribed and sworn to before me this 19th day of APRIL, 1967

Notary Public, State of South Carolina My Commission expires at the will of the Governor

Recorded April 21st., 1967 At 9:30 A.M. # 25461

The Citizens and Southern National Bank of South Carolina, a national banking association, hereby certifies that that certain agreement entitled "Real Property Agreement" made by Clyde A. Walker to The Citizens and Southern National Bank of South Carolina, as Bank, dated 4-19-1967, and recorded in the office of the Recorder in the County of Greenville, State of South Carolina, on 4-21-1967, Docket 818 at Page 149, has been terminated and the undertakings therein described discharged.

The Citizens and Southern National Bank of South Carolina Witness Frances Lawson E. Parker Butler By J. C. Hopke Asst. V. Pres.

SATISFIED AND CANCELLED OF RECORD 22 DAY OF Nov. 1968 Ollie Farnsworth R. M. C. FOR GREENVILLE COUNTY, S. C. AT 9:00 O'CLOCK A. M. NO. 12591