

1.25 XXXXX

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 of that lot of land situate on the West side of Pimlico Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 104 on plat of Section A, of Gower Estates made by Dalton & Neves, Engineers, January 1960, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "QQ", Pages 146 and 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Pimlico Road at joint front corner of Lots 103 and 104, and runs thence along the line of Lot 103, S. 67-46 W., 188.4 feet to a point in the center of a branch; thence along the center of the branch (the traverse line being N. 3-14 W. 105.76 feet) to a point in the center of the branch; thence with the line of Lot 105, N. 67-46 E., 154 feet to an iron pin on the West side of Pimlico Road; thence along Pimlico Road, S. 22-14 E., 100 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants recorded in the R. M. S. Office for Greenville County, S. C. in Deed Book 663, Page 118. This being the identical property conveyed to the mortgagor by deed of Conyers & Gower, Inc. dated December 5, 1960 in the R.M.C. Office for Greenville County in Deed Book 665, Page 17.

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: Fred E. Ruml x Carey Dan Joyner
Witness: Robert H. Farrett x Katherine Pool Joyner

Dated at: GREENVILLE, SC 6-23-67
Date

State of South Carolina
County of GREENVILLE

Personally appeared before me FRED E. RUMLER who, after being duly sworn, says that he saw the within named CAREY DAN JOYNER & KATHERINE POOLE JOYNER sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with ROBERT H. FARRETT witnesses the execution thereof.
(Witness) (Borrowers) (Witness)

Subscribed and sworn to before me
this 23 day of JUNE, 1967
Fred E. Ruml
(Witness sign here)

J. D. [Signature]
Notary Public, State of South Carolina
My Commission Expires at the will of the Governor

SC-73-R at the Pleasure of the Governor Recorded June 27th., 1967 At 3:40 P.M. # 231

PAID AND FULLY SATISFIED

THIS THE 20 DAY OF Sept. 1967.

THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA
GREENVILLE, S. C.

By J. B. Watts Loan Officer
By De Goy E. Gudd, assistant Cashier

WITNESS N. Dean Hudson

WITNESS

SATISFIED AND CANCELLED OF RECORD

21 DAY OF Sept. 1967

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

AT 3:06 O'CLOCK P. M. NO. 8677