

1-25 FEB 8 1968

20734 XXXX REAL PROPERTY AGREEMENT

BOOK 837 PAGE 294

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 certain piece, parcel or lot of land situate lying and being in the State of South Carolina, County of Greenville, near the city of Greenville, on the south side of High Valley Boulevard, being shown as Lot no. 50, Section i, plat of Fresh Meadow Farms, made by Madison H. Woodward, Engineer, May 21, 1945, recorded in the R. M. C. Office for Greenville County, S. C. in the Plat Book S at page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of High Valley Boulevard at joint front corner of Lots Nos. 49 and 50, running thence along the line of Lot No. 49; S. 8-37 W. 250 feet to an iron pin; thence N. 81-23 W. 87 feet to an iron pin; thence along the line of Lot 51, N. 8-37 E. 250 feet to an iron pin on the south side of High Valley Boulevard thence with the south side of High Valley Boulevard, S. 81-23 E. 87 feet to the beginning corner; being the same conveyed to the grantor by Ellis Welmaker and Nellie Welmaker by deed dated June 28, 1956, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 559, at page 64.

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 [Signature] X Lawton O. Bruce

Witness [Signature] X Amalie B. Bruce

Dated at: Greenville 1-2-68  
Date

State of South Carolina

County of Greenville

Personally appeared before me D. W. Hugh Braws who, after being duly sworn, says that he saw the within named Lawton O. & Amalie B. Bruce sign, seal, and as their

act and deed of their, the within written instrument of writing, and that deponent with M. L. Coleman witnesses the execution thereof.

Subscribed and sworn to before me

this 5th day of February, 1967 [Signature] (Witness sign here)

Notary Public, State of South Carolina

My Commission expires Jan. 1, 1971

SC-75-R Recorded February 6, 1968 At 10:00 A.M. # 20734

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 Lawton O. & Amalie B. Bruce to The Citizens and Southern National Bank of South Carolina, as Bank, dated 1-2-68 1968, and recorded in the office of the Recorder in the County of Greenville, State of South Carolina, on Feb. 6 1968, Docket 837 at Page 294, has been terminated and the undertakings therein described discharged.

The Citizens and Southern National Bank of South Carolina  
Witness Becky Lynn By J. William Hughes  
Debbie J. Parker