

FILED
NOV 13 1968

NOV 13 1968 *XIV*
REAL PROPERTY AGREEMENT
11726

BOOK 856 PAGE 86

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

Greenville, State of South Carolina, described as follows:

Beginning at an iron pin on the Northern side of Welcome Avenue, joint front corner Lots No. two and three which iron pin lies N. 59-30 E. 491.2 feet from the intersection of Welcome Avenue and Mary Street and running thence with the joint line of Lots 2 and 3 N. 25-45 W. 151.8 feet to an iron pin; thence N. 67-48 E. 70 feet to an iron pin; thence S. 24 E. 142.3 feet to an iron pin on the northern side of Welcome Avenue, joint front corner Lots No. 3 and 4; thence with the northern side of Welcome Avenue S. 59-30 N. 70 feet to the beginning corner.

Recorded June 26, 1964, in Plat Book M. at page 85

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 *Balanced Parker* x *Ruth O. Zellner*

Witness *G.W. Hugh Brown* x *Ruth O. Zellner*

Dated at: Greenville, S. C. 10-31-68
Date

State of South Carolina
County of Greenville

Personally appeared before me Richard Parker who, after being duly sworn, says that, he saw
(Witness)

the within named Ruth O. Zellner (Borrowers)
act and deed deliver the within written instrument of writing, and that deponent with G.W. Hugh Brown
(Witness)

witnesses the execution thereof.

Subscribed and sworn to before me
this 11 day of November, 1968
Balanced Parker (Witness sign here)

Deanne R. Riehl
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Recorded November 13, 1968 At 9:30 A.M. # 11726

SC-75-R

5-1-78

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 8 PAGE 112
Real Property Agreement

BATTERED AND CANCELLED OF RECORD
147 DAY OF June 1972
Ollie G. ...
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:00 O'CLOCK P. M. NO. 34141