

APR 14 1969

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REAL PROPERTY AGREEMENT

VOL 885 PAGE 649

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 County and State aforesaid, Bates Township, on the S/S of State Highway No. 415, about one and one-half miles West of Locust Hill, adjoining lands of the grantor and Mountain Grove Church, and having, according to a plat of survey made by John A. Simmons, surveyor, June 21, 1960, the following courses and distances, metes and bounds, to-wit:

BEGINNING at a point in the center of said State Highway No. 415, joint corners of this property and that of the grantor and running S. 31-10 W. 204 feet to an iron pin; thence S. 72-15 E. 223.1 feet to an iron pin on the Mountain Grove Church line; thence following the common line of this property and that of Mountain Grove Church, N. 15-10 E, 95 feet to an iron pin; thence S. 80-50 E. 39.6 feet to an iron pin; thence N. 24-25 E, 117.5 feet to an iron pin (nail and cap) in the center of said State Highway No. 415; thence following center of said Highway N. 77-25 W, 225 feet to the point of beginning, containing 1.05 acres, more or less, subject to the usual Highway right-of-way.

The above described property is a portion of the same property conveyed to the grantor herein by deed of Gentry L. Center, March 28, 1934, recorded in the R.M.C. Office for Greenville County in Book 175, page 357.

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 Don B. Dillard x Cecil L. McJunkin

Witness Lily F. Gorenflo x Juanita S. McJunkin

Dated at: Greer, South Carolina April 9, 1969  
Date

State of South Carolina

County of Greenville

Personally appeared before me Don B. Dillard who, after being duly sworn, says that he saw

the within named Cecil L. McJunkin and Juanita S. McJunkin (Borrowers)

act and deed deliver the within written instrument of writing, and that deponent with Lily F. Gorenflo (Witness)

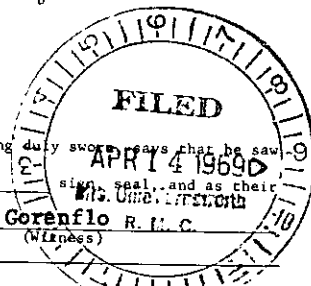
witnesses the execution thereof.

Subscribed and sworn to before me

this 9th day of April, 19 69

Patricia P. Hunt  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

Don B. Dillard  
(Witness sign here)



SC-75-R

Recorded April 14, 1969 At 9:15 A.M. # 24445

R SATISFACTION TO THIS MORTGAGE SEE  
TISFACTION BOOK 16 PAGE 430

SATISFIED AND CANCELLED OF RECORD  
29 DAY OF May 19 73  
Donnie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:00 O'CLOCK P. M. NO. 34266