

1.25
NOV 20 1970
R. M. C. OFFICE
GREENVILLE

NOV 20 1970 12191

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REAL PROPERTY AGREEMENT

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, with all improvements thereon, situate, lying and being in Dunean Mill Village, Greenville County, South Carolina and being more particularly described as Lot # 86 Section 2 as shown on plat entitled Subdivision for Dunean Mills, Greenville S. C. made by Pickell and Pickell Engineers, Greenville, S. C. on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book S. at pages 173-177 inclusive according to said plat the within described lot is also known as # 35 Duke Street and fronts thereon 80 feet.

This is the same property conveyed to the grantors herein by deed from J. P. Stevens Co by Deed dated on or about March 1, 1949, and of record in the R. M. C. office for Greenville County.

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 Frances Lawson x Mary A. Sosebee
Witness Debbie Parker x

Dated at: Greenville 11-17-70
Date

State of South Carolina
County of Greenville

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

the within named Mary A. Sosebee (Borrowers) sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Debbie Parker (Witness)

witnesses the execution thereof.
Subscribed and sworn to before me

this 18 day of Nov, 1970
Matthew A. Harris (Witness sign here)

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

Recorded November 20th, 1970 at
3:30 P.M. #12191

1-05-175 MY COMMISSION EXPIRES DECEMBER 3, 1979

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 12 PAGE 567

SATISFIED AND CANCELLED OF RECORD
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Harris & Parker 73

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:41 O'CLOCK a M. NO. 18833