

1.25

1971
Ollie Farnsworth
R. M. C.

JUN 1972 29204

REAL PROPERTY AGREEMENT

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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 lying and being on the northwesterly side of peroperty belonging to Leland and Catherine Byars, near the City of Greenville, S. C. and being designated as a 0.96 acre tract on plat entitled Plat of Property of P W Enterprises Inc. made by Enwright Associates dated May 25, 1970, and having according to said plat the following metes and bounts, to wit:

BEGINNING at an iron pin which pin is the westerly corner of byars tract and is also located 205 feet in a northwesterly direction from S.C. Highway 14 and running thense S.40-34 W. 22.4 feet to an iron pin, corner of other property owned by the seller; thence along the sellers line N. 44-50 W. 166.4 feet to an iron pin; thence N. 14-43 E. 104 feet to an iron pin; thence N. 40-34 E. 114.75 feet to an iron pin in line of property of R. V. Byers; thence along the Byers line S. 46-49 E. 210 feet to an iron pin, the point of beginning. Together with the right of ingress and egress over and ~~to~~ through the drive shown on the aforesaid plat being 22.4 feet ~~in~~ in width and connecting the within described property with S. C. Highway 14. Located to the south of the above described property on property owned by the saller is a well and pump. The seller does hereby grant unto the buyer an easement from the abode described premises to said well for the purpose of installment and maintance of water line.

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 Debbie Parker x Joseph C. Patterson
Witness Sandra McGaha x

Dated at: Greenville North Carolina, 1971

State of South Carolina
County of Greenville

Personally appeared before me Debbie Parker who, after being duly sworn, says that he saw the within named Joseph C. Patterson sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Sandra McGaha witnesses the execution thereof.

Subscribed and sworn to before me
on the 1st day of June, 1971
Monica D. Parker (Witness sign here)

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

1-05-175

Recorded June 3, 1971 At 1:15 P.M. # 29204

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 39 PAGE 253

SATISFIED AND CANCELLED OF RECORD
DAY OF June 19 76
Maunie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 12:00 O'CLOCK P M. NO. 32108