

1-25

Mrs. Ollie Farnsworth
R. M. C. 1971

SEP 17 1971 8115
REAL PROPERTY AGREEMENT

VOL 925 PAGE 333

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 the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 245, Sector V, Botany Woods, and having, according to a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book YY, Page 7, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Rollinggreen Road at the joint front corner of Lots Nos. 245 and 246, and running thence with the joint line of said lots, N 3-00 E 203 feet to an iron pin in the joint rear corner of said lots; thence N 88-59 W 85 feet to an iron pin in the joint rear corner of Lots Nos. 244 and 245; thence with the joint line of said lots, S 5-51 W 199.2 feet to an iron pin in the northeastern side of Rollinggreen Road at the joint front corner of said lots; thence with the northeastern side of front corner of said lots; thence with the northeastern side of Rollinggreen Road, S. 86-22 E 95 feet to the point of beginning.

BEING the same conveyed to the Grantor by deed recorded in said R. M. C. Office in Deeds Book 726, Page 46.

This conveyance is made subject to building restrictions recorded in said RMC Office in Deeds Book 676, Page 137.

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 Barry K. Cloutier x Daniel Marks
 Witness Debbie Parker x Sara Marks

Dated at: Greenville 9-16-71
Date

State of South Carolina
County of Greenville

Personally appeared before me Barry K. Cloutier who, after being duly sworn, says that he saw the within named Daniel Marks & Sara Marks sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Debbie Parker witnesses the execution thereof.

Subscribed and sworn to before me this 16th day of Sept, 1971
Graciosa D. Laws
Notary Public, State of South Carolina
My Commission expires at the Will of the Governor

1-05-175 11-23-80 Recorded September 17, 1971 At 2:15 P.M. # 8115

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 26 PAGE 456

SATISFIED AND CANCELLED OF RECORD
14 DAY OF Oct, 1974
Bernie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:30 O'CLOCK 2 P. M. NO. 9652