

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina situate, lying and being at the southeastern corner of the intersection of Holly Road and Rosewood Dr., and being known and designated as Lot No. 53 on plat of Edwards Forest Heights as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "000", at Page 87 and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the southern side of Holly Road, joint front corner of Lots Nos. 52 & 53 and running thence with the common line of said lots S 1-29E, 130 feet to an iron pin; thence with the common line of Lots Nos. 53 & 54 S. 73-11 W. 130 feet to an iron pin on the eastern side of Rosewood Dr.; thence with the eastern side of said Drive the following courses and distances, to-wit: N 51.2 feet; N 17-50 W. 49.5 feet to an iron pin; N. 6-56W. 49.5 feet to an iron pin at the southeastern corner of the intersection of Holly Road and Rosewood Drive; thence with the curve of said intersection, the chord being N. 43-31E. 28.3 feet to an iron pin on the southern side of Holly Road; thence with said Road N. 88-31E 142.6 feet to an iron pin, the point of beginning.

This being a portion of that property conveyed to the grantor by deed recorded in the R. M. C. Office for Greenville County in Deed Book 823, at Page 455.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whenever 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 Nelle Pryor x Harry L. Ricker

Witness Barry A. Aughton x

Dated at Greenville 2-3-72

State of South Carolina  
County of Greenville

Personally appeared before me Nelle Pryor who, after being duly sworn, says that he saw the within named Harry L. Ricker sign, seal, and as their act and deed deliver the within written instrument of writing, and that disponent with Barry A. Aughton witnesses the execution thereof Barry

Subscribed and sworn to before me this 3rd day of Feb 1972 Nelle Pryor (Notary Public)

Frances Faus  
Notary Public, State of South Carolina  
My Commission expires at the 11-23-80

Subscribed before Notary Public Frances Faus for R. E. M. Book 1276 Page 131