

MAY 10 3 59 PM '72  
OLLIE FARNSWORTH  
R.M.C.

REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (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; or any leases, rents or funds held under escrow agreement relating to said premises; and

3. The property referred to by this agreement is described as follows: All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the state of S. C., City of G'Ville, County of G'Ville being shown and designated as Lot No. 18 of a subdivision known as Swanson Ct. as shown on a plat thereof prepared by C. C. Jones dated Nov. 1, 1962 and recorded in the R.M.C. Office for G'Ville County in Plat Bk. "YY", Page 91 and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the northern side of Swanson Ct., joint front corner of Lots Nos. 17 and 18, and running thence along the northern side of Swanson Ct., following the curvature thereof, the chord being N. 85-36 W. 55 ft. to an iron pin; thence continuing along the northern side of Swanson Ct. N. 86-23 W. 34 ft. to an iron pin at the rear corner of Lot No. 19; thence along the rear of that lot and continuing N. 14-55 E. 228.2 ft. to an iron pin on the bank of Richland Creek; thence continuing along the same course, N. 14-55 E. 25 ft, more or less, to a point in the center of said Creek; thence along the center of said Creek, a traverse line being S. 56-02 E. 141 ft. That if default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest, on any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the Bank and agrees that any judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the described premises, with full authority to take possession thereof and collect the rents and profits and hold the same subject to the further order of said court.

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 Patricia R. Jones James G. Pickens, Jr.  
Witness Cathy Crabtree Edna S. Pickens

Dated at: Greenville, S. C.

May 3, 1972  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Patricia R. Jones who, after being duly sworn, says that he saw the within named James G. Pickens, Jr., Edna S. Pickens sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Cathy Crabtree witnesses the execution thereof.

Subscribed and sworn to before me  
this 3rd day of May, 1972.  
Michael P. Luther  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

Patricia R. Jones  
(Witness sign here)

on the bank of said creek; thence continuing along the joint line of said lots S. 31-55 W. 162.5 ft. to the beginning corner. The above is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for G'Ville County in Deed Book 739, Page 592.