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4641

AUG 16 1972

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ELIZABETH V. SMITH
MIDDLE

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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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, situated on the northeast side of Memorial Drive Extension near the City of Greer and northward therefrom, being shown as Lot No. 13-B of the L. W. Jones Estate, Plat No. 2, recorded in Plat Book following courses and distances, to - wit:

Beginning at an iron pin on the northeast side of Memorial Drive Extension and running thence N. 49-00E. 284.2 feet to an iron pin; thence N. 38-37 W. 90 feet to an iron pin; thence S. 48-52 W. 276.7 feet to an iron pin on the northeast side of Memorial Drive Extension; thence with the northeast side of Memorial Drive Extension, S.33-50 E. 90 feet to the beginning point.

This is the same property conveyed to the mortgagor herein by deed from A. L. Cannon dated September 24 1964.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and howsoever 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 Elizabeth V. Smith x Frank B. Edwards
Witness Susan Gaines Martha D. Edwards

Dated at: Greer, South Carolina July 31 1972

State of South Carolina

County of Greenville

Personally appeared before me Elizabeth V. Smith

who, after being duly sworn, says that he saw

the within named Frank B. Edwards and Martha D. Edwards

sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Susan Gaines

witnesses the execution thereof.

Subscribed and sworn to before me

this 31 day of July, 1972

Patricia D. Hunt
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

Elizabeth V. Smith
(Witness sign here)

1-05-175 Real Property Agreement Recorded August 16, 1972 at 12:00 P. M., # 4641

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 25 PAGE 583

SATISFIED AND CANCELLED OF RECORD
29 DAY OF Aug, 1974
Donnie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:00 O'CLOCK P. M. NO. 5824