

RECORDING FEE PAID \$ 1.25

4642 AUG 16 1972 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, S. C., State of South Carolina, described as follows: All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #69, on the western side of Homestead Drive, of a subdivision known as Homestead Acres, as shown on a plat prepared by J. Mac Richardson, Engineer, dated November 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 35, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Homestead Drive, the joint front corner of lots #68 and #69, and running thence along the line of these lots, S. 87-50 W. 180 feet to an iron pin at the joint rear corner of lots #69 and #70; running thence N. 87-50 E. 180 feet to an iron pin on the western side of Homestead Drive; thence along the western side of Homestead Drive, N. 2-10 W. 90 feet to an iron pin, point of beginning.

As as a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage executed and agrees to pay the balance due on that certain note and mortgage executed by Herbert E. Rudd & Jack E. Shaw to Carolina Federal Savings and Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 931 at Page 544, the balance due thereon being the sum of \$10,450.00

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 Maurine Raley x John W Huff Jr

Witness Sandra McElaha x Louise C. Huff

Dated at: Greenville 8.14.72 Date

State of South Carolina County of Greenville

Personally appeared before me who, after being duly sworn, says that he saw the within named John W Huff & Louise C Huff sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Sandra McElaha witnesses the execution thereof.

Subscribed and sworn to before me this 12th day of August 1972. Maurine Raley (Witness sign here)

Notary Public, State of South Carolina My Commission expires at the will of the Governor 11-23-82

1-05-175 Real Property Agreement Recorded August 16, 1972 at 12:00 P. M., # 4642

SATISFIED AND CANCELLED OF RECORD 5th DAY OF Nov 1976 R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:30 O'CLOCK A. M. NO. 12790

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 43 PAGE 15