

RECORDED
FEB 14 1974
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DONNIE S. TANKERSLEY REAL PROPERTY AGREEMENT

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In consideration of such loans and indebtedness as shall be made by or become due to FIRST PIEDMONT BANK AND TRUST COMPANY (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 as follows:

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
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
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, situate, lying and being on the north side of E. North Street Ext. (formerly Old Spartanburg Rd.), in Butler Township, Greenville County, State of S. C., being known & designated as property of Arthur Williams & Anne W. Williams near Greenville, S.C., according to a plat made by Carolina Surveying Co. dated Apr. 20, 1971, recorded in the RMC Office for Greenville County in Plat Book 4-1, at Page 157, & having according to said plat the following metes & bounds, to-wit: Beginning at an iron pin in the center of E. North St. Ext. (formerly Old Spartanburg Rd.) at the corner of property now or formerly owned by F. H. Hudson and running thence N. 27-25 W. 20.5 feet to an iron pin on the north edge of said Road; thence continuing with the F. H. Hudson property line N. 27-25 W. 185.5 feet to an iron pin; thence along the line of property now or formerly owned by Elsie Hudson N. 77-0 E. 127.3 feet to an iron pin; thence continuing with the said Elsie Hudson property line S. 10-0 E. 185 feet to an iron pin on the north side of E. North St. Ext. (formerly Old Spartanburg Rd.); thence continuing with the Elsie Hudson property line S. 10-0 E. 22.3 feet to an iron pin in the center of said Rd.; thence with the center of E. North St. Ext. (formerly Old Spartanburg Rd.) S. 63-45 ft., more or less, to the point of beginning.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whenscever 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 J. Glenn Cantrell x Arthur Williams

Witness Harold L. Hedge x Anne W. Williams

Dated at: Greenville 2/5/74
date

State of South Carolina
County of Greenville

Personally appeared before me J. Glenn Cantrell who, after being duly sworn, says that he saw the within named Arthur & Anne W. Williams sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Harold L. Hedge witnesses the execution thereof.
(Borrowers) (Witness)

Subscribed and sworn to before me
this 5th day of Feb, 1974
Shirley M. Colvard
Notary Public, State of South Carolina
(Witness sign here)

My Commission expires: Sept 29 1982

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