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REAL PROPERTY AGREEMENT

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In consideration of such loans and indebtedness as shall be made by or become due to FIRST FIDELITY 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, fees 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. Merely assign, transfer and set over to Bank, its successors and assigns, all notes now due and hereafter becoming due to the undersigned, as rental, or otherwise, and whatsoever 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Pinefield Drive and being known and designated as Lot No. 198 on plat of S. Forest Estates, Addition No. 1, recorded in the R.M.C. Office for Greenville County in Plat Book "EE", at Page 195, and Having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Pinefield Drive at the joint front corner of Lots, Nos. 188 and 189 and running thence along the joint line of said lots, S. 44-25 W. 230 feet to an iron pin; thence S. 50-13 E. 80.25 feet to an iron pin; thence along the joint line of Lots Nos. 189 and 190 N. 44-25 E. 223.5 feet to an iron pin; thence along the southwestern side of Pinefield Drive N. 45-35 W. 80 feet to the point of beginning. (Book 847, Page 274)

and hereby irrevocably authorize and direct all trustees, estate holders and others to pay to Bank, all rent and all other notes whatsoever and whenever becoming due to the undersigned, or any of them, and to receive, 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 enforce 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 Ralph D. Barnett John W. Jones  
 Witness J. Glen Cantrell Nancy R. Jones

Deed to Greenville 2/22/74

State of South Carolina  
County of Greenville J. Glen Cantrell

Personally appeared before me Ralph D. Barnett who, after being duly sworn, says that he saw the within named John W. Jones Nancy R. Jones sign, seal, and as their act and deed deliver the within written instrument of writing, and that dependent witness J. Glen Cantrell witnesses the execution thereof.

Subscribed and sworn to before me this 22 day of Feb, 1974 J. Glen Cantrell (Witness sign here)

Shirley M. Edwards  
Notary Public, State of South Carolina  
My Commission expires Sept 28-82

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