

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 lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 2 on plat of Thomas Clifton Collins, unrecorded, and having according to said plat and a recent survey made by R.W. Dalton, October 1957, the following metes and bounds, courses and distances, to-wit: Beginning at in iron pin on the southeast side of Old Easley Bridge Road, the front joint corner of Lots 1 and 2; thence with the joint line of said lots S. 12-27 E. 352.5 feet to an iron pin corner of Lot No. 3; thence with the line of Lots 2 and 3, N. 38-13 W. 339.5 feet to an iron pin on the southeast side of Old Easley Bridge Road; thence with the southeast side of said Old Easley Bridge Road, N. 60-00E. 154.8 feet to the beginning corner. 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 Carol Douglas (y) - Dwight M. Buchanan (s.)
Witness Edna D. Buchanan (L. S.)

Dated at: Greenville
April 9, 1974
Date

State of South Carolina
County of Greenville
Personally appeared before me Carol Douglas who, after being duly sworn, says that he saw the within named Dwight M. Buchanan and Edna D. Buchanan sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with R. Charles Eldridge, Jr. witnesses the execution thereof.

Subscribed and sworn to before me
this 9 day of April, 1974
Notary Public, State of South Carolina
My Commission expires at the will of the Governor
10/24/83

Carol Douglas (Witness sign here)

RECORDED APR 16 74 25952

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