

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 and 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 certain lot of land in the County of Greenville, State of South Carolina, on the West side of Augusta Road, on a County Road, being shown as Lot No. One of D. J. Hudson subdivision on plat made by W. J. Riddle, March 1951 and recorded in the RMC Office for Greenville County in the Plat Book Y at page 143, and according to said plat being more particularly described as follows:
Beginning at an iron pin on the South side of said County Road, at the joint corner of Lots one and two in the above referred to subdivision, and running thence S. 9-37 W. 385.2 feet to a pin; thence N. 87-30 W. 168 feet to a pin; thence N. 1-05 E. 254.51 feet to a pin; thence N. 67-25 W. 264 feet to a pin on the south side of said road; thence S. 78-49 E. 123.5 feet to an iron pin; thence N. 87-21 E. 152 feet to an iron pin; thence N. 80-33 E. 200 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 M. David Shuler III [Signature] (L. S.)
 Witness Martha B. Durham [Signature] (L. S.)

Dated at: Greenville, South Carolina
April 8, 1974
 Date

State of South Carolina
 County of Greenville

Personally appeared before me M. David Shuler, III who, after being duly sworn, says that he saw
 the within named Leroy Culbertson and Nellie A. Culbertson sign, seal, and as their
 act and deed deliver the within written instrument of writing, and that deponent with Martha B. Durham
 witnesses the execution thereof.

Subscribed and sworn to before me
 this 8th day of April, 1974
[Signature]
 Notary Public, State of South Carolina
 My Commission expires ~~XXXXXX~~
7-15-81

[Signature]
 (Witness sign here)

(CONTINUED ON NEXT PAGE)