

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, State of South Carolina, described as follows:

All that lot of land with improvements lying on the Southern side of Claxton Drive in Greenville, County, South Carolina, being shown at lot no. 23 on a plat of Farmington Acres made by Carolina Engineering and Surveying Company, dated December, 1 1962, and recorded in the R.M.C. office for Greenville County, S C in plat book RR, page 106 & 107.

As a part of the consideration of this deed, the Grantee assumes and agrees to pay that mortgage in favor of Mortgage Bk 976, pg 91 and having a present balance of two thousand five hundred sixty eight and 56 cents. (\$2,568.56) dollars.

This being the same property conveyed to me by Deed recorded in the R.M.C. Office for Greenville County, in Deed Book 772, at page 372.

This deed is made subject to any restrictions and easements that appear of record on the recorded plat, or on the premises.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whenever 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. G. Ferguson, Jr. x Marie O. Rustan

Witness: Betty J. Perkins x

Dated at Cab Olinville, SC 7/23/75

State of South Carolina
County of Greenville

Personally appeared before me J. G. Ferguson, Jr. who, after being duly sworn, says that he saw the within named Marie O. Rustan sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Betty J. Perkins witnesses the execution thereof.

Subscribed and sworn to before me this 23rd day of July, 1975 J. G. Ferguson, Jr. (Witness sign here) 27.55

Notary Public, State of South Carolina
My Commission expires at the will of the Governor
MY COMMISSION EXPIRES APRIL 9, 1985

RECORDED JUL 31 '75 at 11:45 A.M.

RECORDS

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