

OCT 6 1975
REAL PROPERTY AGREEMENT

C & S National Bank
P. O. Box 1449
Greenville, S. C.

Attn: L&D Dept:

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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 located in the County of Greenville, State of South Carolina, described as follows:

All that certain lot of land in Paris Mountain Township, county of Greenville state of South Carolina, being the greater portion of Lot No. 90, Dronfield Court, as shown on plat of Buxton Subdivision, recorded in plat book 4 page 3 of the PNC Office for Greenville County, S.C., and having the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the easterly side of Dronfield Court the joint front corner of Lots Nos. 89 & 90; thence with the joint line of said lots S. 63-47 E. 112.85 feet to an iron pin on the western side of Crestwood Drive; thence with the western side of Crestwood Drive S. 27-34 W. 222.45 feet to an iron pin; thence S. 43-55 W. 4.05 feet to an iron pin; thence with a new line through Lot 90, N. 58-12 W. 18.7 feet to an iron pin in the joint line of lots 90 & 91; thence with the joint line of said lots N. 7-45 W. 220 feet to an iron pin on the southerly side of the turnaround of Dronfield Court; thence with the curve of said Court, the chord of which is N. 66-27 E. 55 feet to the beginning corner.

and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whensoever 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 Terry L. Long X James T. Stutts
 Witness Ray B. Druff X Pamela E. Stutts

Dated at: Greenville 9/25/75

State of South Carolina
County of Greenville

Personally appeared before me Terry L. Long who, after being duly sworn, says that he saw the within named James T. or Pamela Stutts sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Ray Gray witnesses the execution thereof.

Subscribed and sworn to before me this 25 day of September, 1975 Terry L. Long (Witness sign here)

Ray B. Druff
Notary Public, State of South Carolina
My Commission expires ~~as the will of the Governor~~

1-05-175 12/10/75 RECORDED OCT 6 '75 At 9:30 A.M. # 9076

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