

RECORDING PAID \$ 125

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 certain piece, parcel or tract of land, situate in Butler Township; Greenville County, South Carolina, about sever (7) miles east of the City of Greenville, bordering on New Boiling Springs Road and containing 1.48 acres, being a portion of the lands of R. W. Ross and adjoining the lands, now or formerly of Sarah W. Bruin, having the following metes and bounds, to wit:

BEGINNING at a point in the middle of New Boiling Springs Road at the corner of this parcel and the lands of R. W. Ross, and running thence N. 25-48 W (150 feet) to a point in the middle of New Boiling Springs Road at the corner of the intersection of this parcel and the lands now or formerly owned by Sarah W. Bruin; thence N. 74-01 E (436 feet) to an iron pin; thence S. 25-48 E (150 feet) to an iron pin; thence S. 74-01 W. (436 feet) to the Beginning corner.

THIS being the same tract of land surveyed for Richard J. Ross on May 22, 1974 by J. L. Montgomery, III and recorded in the R. M. C. Office for Greenville County, South Carolina, at Plat Book 5 G and Page 115.

THE ABOVE DESCRIBED tract is a portion of the same property transferred to the Grantor herein by W. R. Lark on December 10, 1938 and recorded in the R. M. C. Office of Greenville County, South Carolina at Deed Book 207, Page 237.

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 Charles Welch x Richard J. Ross

Witness Linda Aderholt x Ruby C. Ross

Dated at: Greer, South Carolina 10/1/75

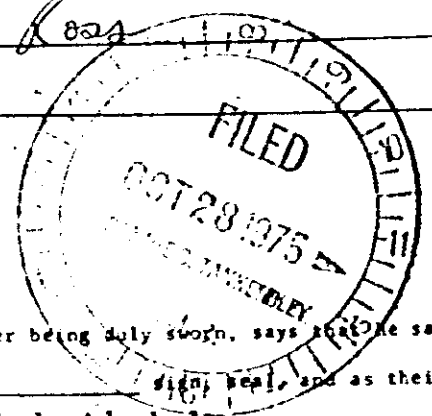
State of South Carolina County of Greenville

Personally appeared before me Charles H. Welch who, after being duly sworn, says that he saw the within named Richard J. Ross and Ruby C. Ross act and deed deliver the within written instrument of writing, and that deponent with Linda Aderholt witnesses the execution thereof.

Subscribed and sworn to before me this 1 day of October 1975 Elizabeth V. Smith (Witness sign here)

Notary Public, State of South Carolina My Commission expires 7/25/77.

RECORDED OCT 28 '75 At 11:30 A.M. # 11260



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