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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 piece, parcel or lot of land situate, lying and being on the eastern side of Jones Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 13 and the southern half of Lot No. 14 on a Plat of W. C. McDaniel property made by Dalton & Neves, Engineers, dated November, 1926 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "B" at Page 102, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Jones Avenue at the joint front corner of Lots Nos. 12 and 13, which point is 63 feet north of the northeast corner of the intersection of Jones Avenue and Carroll Lane, and running thence along the joint line of said Lots Nos. 12 and 13, S. 89-08 W. 150 feet to an iron pin; thence N. 1-18 E. 94.5 feet to an iron pin on the rear line of Lot No. 14; thence running through the center of Lot No. 14, N. 89-08 W. 150 feet to an iron pin on the eastern side of Jones Avenue; thence along the eastern side of Jones Avenue S. 1-18 W. to an iron pin, the point of beginning.

The herein named grantees are to pay the 1975 taxes on the abovedescribed property. The abovedescribed property is conveyed subject to existing rights of way, reservations and restrictions.

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 Cathy Nason & Henry Blackford III  
 Witness Frances Lawson & Henry Allen Blackford  
 Dated at Greenville 4-16-76  
 Date

State of South Carolina  
County of Greenville

Personally appeared before me Cathy Nason who, after being duly sworn, says that he saw the within named Henry Blackford, III & Henry Allen Blackford sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Frances Lawson witnesses the execution thereof.

Subscribed and sworn to before me  
this 16 day of April, 19 76  
Ben Anderson  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor  
11-5-83

Cathy Nason  
(Witness sign here)

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