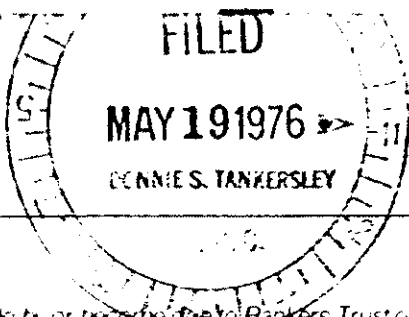


**Bankers
Trust**

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Real Property Agreement

In consideration of such loans and indebtedness as shall be made by or to the undersigned due to Bankers Trust of South Carolina, N.A. 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, 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 piece, parcel or lot of land in Austin Twonship, Greenville County State of S.C. in the Town of Mauldin and being known and designated as Lot 4 as shown on survey of property of J. T. Massey made by W. J. Riddle, Surveyor, May 1948 and having the following metes and bounds, to wit: Beginning at an iron pin on the Southern side of Proposed St. at the corner common to Lots 3&4 and running thence South 27-25 E. along the dividing line between Lots 3&4, 200 ft. to an iron pin; thence S. 62-35 W. 100 ft. to an iron pin at the corner of Lot 5; thence N. 27-25 W. along the dividing line between Lots 4&5, 200 ft. to an iron pin on the Southern side of said Proposed St; thence along said Proposed St. North 62-35 East 100 feet to the place of beginning.**

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 or 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, but agrees further that the bank shall have no obligation to perform or discharge any obligation, duty, or liability of the undersigned in connection with the said assignment of rentals and profits.

4. That if default be made in the payment of loans and indebtedness hereunder or the performance of any of the terms hereof, 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: Pam Terrapin _____, Ewell B. Culbertson _____
 Witness: Alda S. Terry _____, Elma T. Culbertson _____
 Dated at: Mauldin _____ Date: 4-27-76 _____

State of South Carolina

County of: GREENVILLE

Personally appeared before me Alda S. Terry who, after being duly sworn, says that he saw the within named Ewell B. Culbertson & Elma T. Culbertson sign, seal and as their act and deed deliver the

Ewell B. Culbertson & Elma T. Culbertson sign, seal and as their act and deed deliver the within written instrument of writing, and that Pam Terrapin witnesses the execution thereof.

Subscribed and sworn to before me at Mauldin, SC.

this 27 day of April 19 76

Notary Public, State of South Carolina
My Commission expires if the will of the Governor

Craig Robin

RECORDED MAY 19 1976 At 11:00 A.M.

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