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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 FIRST PIEDMONT BANK AND TRUST COMPANY (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 as follows:

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.
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.
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 now or hereafter 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 in Greenville County, South Carolina, and being shown and designated as Lot 92 of Holly Springs, Section Two, plat of which is recorded in the RMC Office For Greenville County in Plat Book 4R at Page 54, reference to said plat being hereby craved for a more particular description.

This conveyance is subject to all restrictions, set back line, roadways, easements and rights of way, if any, appearing of record on the premises or on the recorded plat, which affect the property hereinabove described. This is the same property conveyed to Grantors by deed recorded in the RMC Office for Greenville County in Deed Book 980 at Page 258.

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 now or hereafter 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 agree 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 to whom it is hereby authorized to rely thereon.

Witness Smith  
Witness Mary Ellen Gray  
Dated at Greenville SC 11-8-76

State of South Carolina  
County of Greenville

Personally appeared before me Mary Ellen Gray who, after being duly sworn, says that he saw the within named Stanley R. & Kathryn A. Kellert own seal, and as their act and deed deliver the within-written instrument to witness, and that he saw J. Smith witnesses the execution thereof.

Subscribed and sworn to before me  
this 8 day of November 1976  
J. Smith  
Notary Public, State of South Carolina  
My Commission expires:

Mary Ellen Gray  
(Witness sign here)

RECORDED NOV 12 '76 At 12:45 P.M. 1579

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