

FILED
MAR 4 1977
10:45 A.M.

REAL PROPERTY AGREEMENT

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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 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 lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 14 Plat entitled "Cedar Terrace Subdivision", recorded in the RMC Office for Greenville County in Plats Book BBB, at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Lanier Lane, at the joint corner of Lot 14 and the Gantt property, and running thence with the line of said Gantt property S. 75-46 W. 149.4 feet to an iron pin at the joint rear corner of Lots 14 and 15; thence with the line of Lot 15, S. 10-36 E. 166.9 feet to an iron pin on the northern side of Thelma Drive; thence with the edge of Thelma Drive N. 73-52. 83.5 feet to an iron pin; thence with the curve of the intersection of Thelma Drive and Lanier Lane, N. 38-26 E. 40.8 feet to an iron pin on the western edge of Lanier Lane; thence with the western edge of Lanier Lane N. 2-57 E. 146 feet to the point of beginning.

This being the one-half (1/2) interest deeded to me by deed from Robert A. Taylor, Jr., dated April 19, 1976, and recorded on April 22, 1976, in the RMC Off.

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 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 Brenda H. Hays Marvin L. Buchanan
 Witness Jo Ann Smith Billie T. Buchanan
 Dated at: Mauldin, South Carolina 2-28-77

State of South Carolina
County of Greenville

Personally appeared before me Brenda H. Hays who, after being duly sworn, says that he saw the within named Marvin L. and Billie T. Buchanan sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Jo Ann Smith witnesses the execution thereof.

Subscribed and sworn to before me on 1st day of March 1977 by Jo Ann Smith My Commission expires March 6, 1974

RECORDED MAR 4 1977 At 10:45 A.M. 23295

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