

GREENVILLE CO. S. C.

MAY 17 3 28 PM '77

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DONALDSON FRANCHISE  
REALTY

REAL PROPERTY AGREEMENT

In consideration of such loans and indebtedness as shall be made by or become due to THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON (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, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Golden Grove Circle, being known and designated as Lot No. 20 as shown on plat entitled GOLDEN GROVE ESTATES, dated September 7, 1971, prepared by R. D. Garrison, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Golden Grove Circle at the joint front corner of Lots Nos. 19 and 20 and running thence with the common line of said Lots, S. 11-16 W. 210.0 feet to an iron pin; thence running 78-4 1/2 E. 223.4 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence running with the common line of

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 of 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.

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 Harrison Wood Donald Ray Seigler (L. S.)

Witness Harrison Wood Wilma Lee Seigler (L. S.)  
Jo Ann Martin

Dated at: SCN Bank (Donaldson Branch)

5-13-77

Date

State of South Carolina

County of Greenville

Personally appeared before me Harrison Wood who, after being duly sworn, says that he saw

the within named Donald Ray Seigler and Wilma Lee Seigler sign, seal, and as their

act and deed deliver the within written instrument of writing, and that deponent with Jo Ann Martin

witnesses the execution thereof.

Subscribed and sworn to before me

this 13th day of May, 1977

Valerie H. Williams  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor  
My Commission Expires April 20, 1978.

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