

FILED
MAR 20 1978
CLERK

REAL PROPERTY AGREEMENT

Vol 1075 - 663

In consideration of such loans and indebtedness as shall be made by or become due to THE BANK OF GREER, GREER, S. C. (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 the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Reid School Road and being shown as a 4.61 acre tract on a plat entitled "Property of Elbert E. Howard, Sr.", prepared by Gould & Associates, Surveyors, dated September 3, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-Y at Page 52 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the major portion of that same property conveyed to the Mortgagor herein by deed from The School District of Greenville County in Deed Book 888 at Page 280 on April 21, 1970.

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, or 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.

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 the 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, legattees, 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: *Milton L. Shockley, Jr.* (LS)
 Witness: *W. H. Alford* (LS)
Martha R. Alford (LS)

Dated at: Bank of Greer
Jan. 24, 1978
Date

CLERK
MAR 20 1978
1430

State of South Carolina
 County of Greenville
 Personally appeared before me *Milton L. Shockley, Jr.* who, after being duly sworn, says that he saw
 (Witness)
 the within named *W. H. Alford and Martha R. Alford* sign, seal, and as their
 (Borrowers)
 act and deed deliver the within written instrument of writing, and that deponent with *Louie Don Stokes*
 (Witness)
 witness the execution thereof.

Subscribed and sworn to before me
 this 24th day of January, 1978
Louie Don Stokes
 Notary Public, State of South Carolina
 My Commission expires _____
Milton L. Shockley, Jr.
 (Witness sign here)

50-111

Recorded March 20, 1978 at 2:00 P/M 27501

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