

MAR 31 1978

REAL PROPERTY AGREEMENT

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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 lot of land located in the State of South Carolina, County of Spartanburg, about four miles northwest of Lyman, on the west side of S. C. Highway No. 357, containing 1.74 acres, more or less, and being shown and designated as Lot No. 2 on a survey for David McMurray dated August 9, 1974, by Neil R. Phillips, Surveyor, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin at the intersection of S. C. Highway No. 357 and a county road, and running thence with S. C. Highway No. 357, N. 16-00 W. 230 feet to an iron pin; thence S. 81-53 W. 278.8 feet to an iron pin; thence S. 6-33 E. 213.7 feet to an iron pin; thence S. 56-19 E. 104.2 feet to an iron pin; thence N. 68-50 E. 244.8 feet to the point of beginning. THIS being a portion of that property conveyed to grantor in Deed Book 35-F at page 509, RMC Office for Spartanburg County.

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, legattes, 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 Sandra J. Rollins (L.S.)
 Witness Dan W. Sloan (L.S.)

Dated at: March 28, 1978
 Date

State of South Carolina
 County of Greenville

Personally appeared before me Sandra J. Rollins who, after being duly sworn, says that he saw
 (Witness)
 the within named John R. Phillips sign, seal, and as their
 (Borrowers)
 act and deed deliver the within written instrument of writing, and that deponent with Dan W. Sloan
 (Witness)

witness the execution thereof.
 Subscribed and sworn to before me
 this 28 day of March, 1978
Sandra J. Rollins
 (Witness sign here)

Dan W. Sloan
 Notary Public, State of South Carolina
 My Commission expires 5-27-79

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RECORDED MAR 31 1978 At 2:00 P.M. 28893

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