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JAN 29 1979

REAL PROPERTY AGREEMENT VOL 1098 PAGE 188

DONNIE S. JANKERLEY, of such loans and indebtedness as shall be made by or become due to the SOUTHERN 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

- 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; and
- 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

State of South Carolina, described as follows:

All that certain piece, parcel or lot of land situate, lying and being on the north-easterly side of Griffin Drive, in the City of Greenville, County of Greenville, S. C., and being designated as Lot #1 on plat of Property of Donald E. Baltz as recorded in the RMC office for Greenville County, S. C. in Plat Book Z, page 187, and being the same property conveyed to Albert Franklin Willard by deed recorded in the RMC office on May 15, 1972 in Deed Book 943, page 317, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin, said iron pin being the joint front corner of Lots 1&2 on the northeasterly side of Griffin Dr., and running thence N 6-50 E to an iron pin, the joint rear corner of said Lots; turning and running thence N 33-10 E 57.2 feet to an iron pin on the southeasterly side of Columbia Cir.; running thence with said southeasterly side of Columbia Cir. S66-37 W 152.3 feet to an iron pin, said iron pin being at the junction of Griffin Dr. and Columbia Cir.; turning and running thence with the northeasterly side of Griffin Dr. S33-10 E 80 feet to an iron pin, the point of beginning.

As part of the consideration herein the guarantee does hereby assume and agree to pay the balance due of \$14,527.46 on that certain mort. given by the grantor herein to C. Douglas Wilson & Co. in the face amt. of \$14,800.00, dated May 15 1972, and hereby irrevocably authorize and direct all lessees, escrow holders and others to pay to Bank, all rent and all other monies whatsoever and whensoever 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 Clairie S. Brown x Milton J. Richards

Witness Suzanne H. Hannah x Marsha S. Richards

Dated at: Greenville, SC 1/10/79

State of South Carolina  
County of Greenville

Personally appeared before me Clairie S. Brown who, after being duly sworn, says that he saw the within named Milton J. Richards and Marsha S. Richards sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Suzanne H. Hannah witnesses the execution thereof.

Subscribed and sworn to before me this 10 day of Jan, 1979 Clairie S. Brown (Witness sign here)

Joseph L. Benjamin  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

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RECORDED JAN 29 1979 at 10:30 AM.

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