DONNIE S. TANKERSLEY
R.M.C.
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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") from the undersigned, jointly or severally, and until all of such loans and indebtedness have been paid in full, or until twenty-one years after 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;

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 certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township, on the northwestern side of U. S. Highway #29 near the City of Greenville, shown as the major portion of lot shown on plat recorded in Plat Book Q at page 92, and being more particularly described as follows:

Beginning at an iron pin on the northwestern side of U. S. Highway #29 at the joint front corner with an 18-foot strip heretofore conveyed to Shelton J. Rimer, and running thence with line of said strip, N. 39 W. 357.7 feet to an iron pin; thence S. 51-47 W. 18 feet to a concrete monument in line of property now or formerly of W. T. Edwards; thence with line of said property, N. 31-38 W. 1096

(cont. on back)

That if default be made in the performance of any of the terms hereof, or if default be made in [illegible] 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 rentals 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 empowered 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: [signature] James M. Crain (L.S.)

Witness: [signature] Mary C. Crain (L.S.)

Dated at: Bank of Greer, Taylors, S. C.

February 16, 1979

Date

State of South Carolina

County of Greenville

Personally appeared before me J. Larry Loftis (Witness) who after being duly sworn, says that he saw the within named James M. Crain and Mary C. Crain (Mortgagors) sign, seal, and as their act and deed deliver the within written instrument of writing, and that he, together with Louie Don Stokes (Witness) witnessed the execution thereof.

Subscribed and sworn to before me this 16 day of February, 79

[signature] (Witness signature)

Notary Public, State of South Carolina
My Commission Expires
June 20, 1979

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