

REAL PROPERTY AGREEMENT

1039-874

In consideration 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 moneys now due and hereafter becoming due to the undersigned, as rental, or otherwise, and hereafter for or on account of that certain real property situated in the County of Greenville, State of South Carolina, described as follows:

Beginning at an iron pin on the southern side of Riverside Drive 175 feet east from Ridge Drive at the corner of Lot 1, and running thence with the northern side of said Drive, N. 73-00 W. 117 feet to an iron pin on Club Drive; thence with the northern side of said Drive, S. 73-00 W. 117 feet to an iron pin at the corner of Lot 1; thence with the line of said Lot, N 23-13 W. 353.4 feet to the beginning corner.

DONNIE S. TANKERSLEY R.M.C. FILED APR 4 1970 7.80.001101.2.2.1.5

and hereby irrevocably authorize and direct all lessees, estate holders and others to pay to Bank, all rent and all other moneys whatsoever and whenever becoming due to the undersigned, or any of them, and hereafter 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 moneys, 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 issue 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 Dorothy S. Fox

Witness Gayle S. Blouin

Witness J. M. Alexander and Judy P. Alexander

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RECORDED APR 4 1970 at 2:00 P.M.

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