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GREENVILLE CO. S. C.

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CONNIE S. TANKERSLEY
R.M.C.

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GREENVILLE CO. S. C.

REAL PROPERTY AGREEMENT

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In consideration of such loans and indebtedness as shall be made by or become due to South Carolina Federal Savings and Loan Association (hereinafter referred to as "Association") 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 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

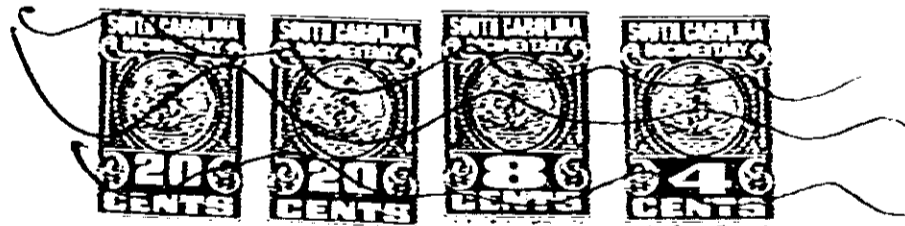
2. Without the prior written consent of Association, to refrain from creating or permitting any lien or other encumbrance (other than those presently existing) to exist on, and from transferring, selling, assigning or in any manner disposing of, the real property described below, or any interest therein; and

3. Hereby assign, transfer and set over to Association, its successors and assigns, all monies now due and hereafter becoming due to the undersigned, or rental, or otherwise, and howsoever for or on account of that certain real property situated in the County of Greenville, State of South Carolina, described as follows:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Avon Drive, in Greenville County, South Carolina, being known and designated as Lot NO. 52 on a plat of SHEFFIELD FOREST, Section 2, made by Carolina Engineering & Surveying Company, Dated March 1962, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BBB at page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the eastern side of Avon Drive at the joint front corners of Lots Nos 52 and 53; and running thence with the common line of said lots, S. 81-0E., 175.0 feet to an iron pin; thence S. 9-0W., 100.0 feet to an iron pin at the rear corners of Lots Nos 51 and 52; thence N. 81-0W., 175.0 feet to an iron pin on the eastern side of Avon Drive; thence along the eastern side of Avon Drive, N. 9-0 E., 100.0 feet to an iron pin, the point of BEGINNING.

The above described property is the same conveyed to the mortgagors herein by deed from Robert L. Steed, Jr. and Claire P Steed, to be recorded herewith.



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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 Association, 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 Association shall have no obligation so to do, or to perform or discharge any obligation, duty or liability of the undersigned in connection therewith.

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