

FILED
SEP 24 1979
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Doris S. Jenkins

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REAL PROPERTY AGREEMENT

...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 days following the death of the last survivor of the undersigned, whichever first occurs, the undersigned, jointly and severally, promise and agree that in the event of the undersigned 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

1. The property referred to by this agreement is described as follows: All that certain piece, parcel, or lot of land situate, lying and being in Chick Springs Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 19 on plat of Property of N. A. Hack and Gladys Greene Hack, made by W. J. Riddle, March, 1941, recorded in the RMC Office for Greenville County, S. C., in Plat Book "L", at Page 35, and having the following metes and bounds, to wit:

BEGINNING at a point on the east side of Emma Street, joint front corners of Lots Nos. 18 and 19, and running thence with Emma Street N. 2-30 W. 100 feet to Lot No. 20; thence with line of said lot, N. 85-30 E. 300 feet to point in line of Lot No. 37; thence S. 2-30 E. 100 feet; thence S. 85-30 W. 300 feet to the point of BEGINNING.
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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, legattees, 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: *J. Larry Loftis* (L.S.)
Witness: *Judith A. Ritter* (L.S.)
Witness: *Jerry C. Hawkins* (L.S.)
Witness: *Shirley Hawkins* (L.S.)

Dated at: Bank of Greer, Taylors, S. C.
Sept. 14, 1979
Date

State of South Carolina

County of Greenville

Personally appeared before me Judith A. Ritter who, after being duly sworn, says that he saw (Witness)

of the within named Jerry C. Hawkins and Shirley Hawkins sign, seal and as their (Borrowers)

act and deed deliver the within written instrument of writing, and that deponent with J. Larry Loftis (Witness)

witness the execution thereof.

Subscribed and sworn to before me
this 14 day of September, 1979
J. Larry Loftis
Notary Public, State of South Carolina
My Commission expires May 22, 1989

Judith A. Ritter
(Witness sign here)

RECORDED SEP 24 1979
at 2:00 P.M.

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