



REAL PROPERTY AGREEMENT

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Does consideration of such loans and indebtedness as shall be made by or become due to First-Citizens 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 as follows:

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.

3. Herby 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 Greenville, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land situate in Greenville Township, Greenville County, State of South Carolina, on the southeast side of the Anderson Road, and having the following metes and bounds, to wit:

BEGINNING at a point in the Anderson Road, M. J. McHugh corner, and running thence with McHugh line S. 47-15E. 240 feet, more or less, to a point in said McHugh line, said point being 196 feet from an iron pin corner at the end of the said McHugh line; thence with property of the grantor herein, N. 46-05 E. 200 feet to a point; thence with land of the grantor herein, in a Northwesternly direction, 249 feet, more or less, to a point in the said Anderson Road; thence with the said Anderson Road S. 44-00 W. 200 feet to the beginning corner, and being a part of the land conveyed to me by deed from Wade H. Barton, dated September 12, 1927, and recorded in the R.M.C. Office for Greenville County in Deed Book 130 at page 137.

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 J. A. Simpson x Sulema J. Martin

Witness Sarah A. Vinson x

Dated at: Greenville x 10/17/79 Date

State of South Carolina County of Greenville

Personally appeared before me SARAH A. VINSON who, after being duly sworn, says that he saw the within named SULEMA T. MARTIN sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with J. A. SIMPSON witnesses the execution thereof.

Subscribed and sworn to before me this 17th day of October 1979 Sarah A. Vinson (Witness sign here)

Notary Public, State of South Carolina My Commission expires: 3/6/84 14374

RECORDED OCT 29 1979 at 2:30 P.M.

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