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REAL PROPERTY AGREEMENT

BOOK 1120 PAGE 791

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 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 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 in the State of South Carolina, County of Greenville, lying on the western side of Brooklawn Drive, being known and designated as Lot #39 on a revised map of Stonewood, Fountain Inn, South Carolina by Dalton & Neves Engineers dated January, 1970, recorded in the RMC Office for Greenville County in Plat Book 4F at Page 16 and having according to said plat the following courses and distances, to-wit: BEGINNING at an iron pin on the western side of Brooklawn Drive the joint front corner of Lots 56 and 39 and running thence with the common line of said lots S. 75-08 W. 265 feet to a point at or near a creek thence running with said creek the traverse line of which is N. 11-14 E. 112.4 feet to a point at or near a creek the joint rear corner of lots 38 and 39; thence running with the common line of said lots N. 75-33 E. 216 feet to an iron pin on the western side of Brooklawn Drive; thence running along Brooklawn Drive S. 14-27 E. 100 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Builder Marts of America, Inc. and recorded in the RMC Office for Greenville County on June 14, 1977 in Deed Book 1058, page 557.

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 James W. Chapman x James H. Alexander  
Witness Ann Casey x

Dated at: Fountain Inn, S.C. 2-12-80  
Date

State of South Carolina  
County of Greenville

Personally appeared before me James W. Chapman who, after being duly sworn, says that he saw the within named James H. Alexander sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Ann Casey witnesses the execution thereof.

Subscribed and sworn to before me  
this 12 day of February, 1980  
Joyce L. Worthy  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor

GPC IL-36 Recorded FEB. 19, 1980 at 12:15 P/M

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