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TITLINGTON

\$4.00

REAL PROPERTY AGREEMENT

BOOK 1132 PAGE 734

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 situated, lying and being in the County of Greenville, State of South Carolina in the Greenville Township, on Bailey Street, known and designated as Lot 60 to the subdivision known as the Mountain View Land Company according to a plat of said subdivision recorded in the RMC Office for Greenville County in Plat Book A, Pages 396 and 397, and a more recent plat prepared by Richard Wooten Land Surveying for John S. Bufford and Evelyn A. Bufford recorded in the RMC Office for Greenville County in Plat Book 60, Page 33, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Bailey Street at joint front corner of Lots 59 and 60 and running thence with the common line of said Lots, S. 89-30 E., 145.0 feet to an iron pin, joint rear corner of said Lots; running thence along the rear of Lot 60, S. 11-30 E., 50.0 feet to an iron pin, joint rear corner of Lots 60 and 61; running thence with the common line of said Lots, N. 89-30 W., 145.0 feet to an iron pin, joint front corner of said Lots on Bailey Street; running thence with said Street N. 11-30 W., 50.0 feet to an iron pin, being the point of beginning.

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.

CCTO ----- SEP 10 80 576

Witness Ernest C. Vernon, Jr. x John S. Bufford

Witness Jerry L. Robertson x Evelyn A. Bufford

Dated at: Greenville August 29, 1980  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Ernest C. Vernon, Jr. who, after being duly sworn, says that he saw the within named John S. Bufford and Evelyn A. Bufford sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Jerry L. Robertson witnesses the execution thereof.

Subscribed and sworn to before me this 29 day of August, 1980 Ernest C. Vernon, Jr. (Witness sign here)

Notary Public, State of South Carolina  
My Commission expires at the will of the Governor  
GPC IL12 RECORDED SEP 10 1980

at 10:30 A/M

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