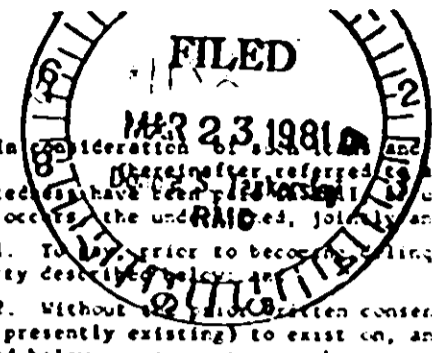


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REAL PROPERTY AGREEMENT

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In consideration of the sum of \$10,000 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, 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:

1. To pay, prior to becoming delinquent, all taxes, assessments, dues and charges of every kind imposed or levied upon the real property described herein.
2. Without the 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, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 12-A on a Plat of Farmington IV, recorded in the RMC Office for Greenville County in Plat Book 6-R, at Page 47, having, according to a more recent survey by Freeland & Associates, dated December 15, 1978, the following metes and bounds:

Beginning at an old iron pin on the northwestern side of Shubuta Court, joint front corner of Lots 12-A and 13-A, and running thence with the common line of said Lots, N 44-31-57 W, 58.77 feet to an old iron pin; thence continuing N 8-05-57 W, 115.43 to an old iron pin; thence with the rear line of Lot 12-A N 54-39-11 E, 47.0 feet to an old iron pin, joint rear corner of Lots 11 and 12-A; thence with the common line of said Lots S 38-46-16 E, 151.38 feet to an old iron pin on the northwestern side of Shubuta Court; thence with Shubuta Court, S 48-28-54 W, 76.57 feet to an old iron pin; thence continuing with Shubuta Court, S 51-28-40 W, 23.42 to an old iron pin, 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 whenssoever 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 enforce 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 Eric Verron X Joseph E. Fujia
 Witness Royanne Hines X Royanne Hines
 Dated at: Greenville 3-16-81
 Date

State of South Carolina
County of Greenville

Personally appeared before me Eric Verron who, after being duly sworn, says that he saw the within named Joseph E. Fujia and Royanne Hines sign, seal, and as their act and deed deliver the within written instrument of writing, and that dependent with Royanne Hines witnesses the execution thereof.

Subscribed and sworn to before me this 16 day of Mar, 1981 Eric Verron (Witness sign here)

James J. Killion
Notary Public, State of South Carolina
My Commission expires at the will of the Governor

GPC RECORDS MAR 23 1981 at 2:30 P.M.

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