

FILED
OCT 1 1981
GREENVILLE

REAL PROPERTY AGREEMENT

BOOK 1156 PAGE 100

In consideration of the loans and indebtedness as shall be made by or become due to FIRST PIEDMONT BANK AND TRUST COMPANY, S. C. (hereinafter referred to as "Bank") to or from the undersigned, jointly or severally, and until all of such loans and indebtedness has 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 or, and from transferring, selling, assigning or in any manner disposing of, the real property described below, or any interest therein.

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Tar Boulevard, and being shown and designated as Lot No. 46 on a plat of property entitled "Tar Acres", recorded in Plat Book PPP, pages 12 and 13, R.M.C. Office for Greenville County, and having such metes and bounds as is thereby shown.

THIS property is conveyed subject to restrictive covenants, easements and rights-of-way of record.

THIS being the same property conveyed to Grantors by deed of Wilson M. Dillard and C. S. Mattox, recorded in the R.M.C. Office for Greenville County, on September 22, 1976, in Deed Book 1043 at page 306.

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.

GCTO
NO 281

Witness R. L. Ballenger x Robert W. Rudmore Jr.
Witness Celia M. Thompson x Caul H. Rudmore
Dated at: Greenville 9-22-81
Date

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State of South Carolina
County of Greenville

Personally appeared before me R. L. Ballenger who, after being duly sworn, says that he saw the within named Robert W. Rudmore Jr. and Caul H. Rudmore sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Celia M. Thompson witnesses the execution thereof.

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CD

Subscribed and sworn to before me
this 22nd day of September, 1981
Royce Elrod
Notary Public, State of South Carolina
My Commission expires: 3/26/84
Celia M. Thompson
(Witness sign here)

RECORDED OCT 1 1981 at 10:30 A.M.

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