

FILED
 DEC 4 1981
 DEPT. OF REVENUE
 GREENVILLE, S.C.

REAL PROPERTY AGREEMENT

BOOK 1159 PAGE 125

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
- 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
- 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 LOT OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE ON THE EAST SIDE OF SHERONDALE LANE AND THE NORTH SIDE OF SPARSEWOOD STREET, NEAR THE TOWN OF SIMPSONVILLE, AUSTIN TOWNSHIP, GREENVILLE COUNTY, S. C. BEING SHOWN AS LOT 115 ON PLAT OF SECTION II, SHEET NO. 1 OF WESTWOOD SUBDIVISION, RECORDED IN THE RMC OFFICE FOR GREENVILLE, S. C. IN PLAT BOOK 4-F, PAGE 44 AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTH SIDE OF SPARSEWOOD STREET AT THE JOINT CORNER OF LOTS 114 AND 115 AND RUNNING THENCE ALONG THE LINE OF LOT 114 N. 7-18 E. 155 FEET TO AN IRON PIN; THENCE ALONG THE LINE OF LOT 116 N. 85-51 W. 95 FEET TO AN IRON PIN ON THE EAST SIDE OF SHERONDALE LANE; THENCE ALONG SHERONDALE LANE S. 7-18 W 130 FEET TO AN IRON PIN AT THE INTERSECTION OF SHERONDALE LANE AND SPARSEWOOD STREET; THENCE WITH THE INTERSECTION OF SAID LANE AND STREET S. 38-58 E. 34.3 FEET TO AN IRON PIN ON THE NORTH SIDE OF SPARSEWOOD STREET; THENCE ALONG SPARSEWOOD STREET S. 85-51 E. 70 FEET TO THE BEGINNING CORNER.

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.

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Witness Joan B. Lee x Evertt F. Kennedy
 Witness Donna M. Hall x Anita R. Kennedy
 Dated at: Greenville 11-19-81
 Date

State of South Carolina
 County of Greenville
 Personally appeared before me Joan B. Lee who, after being duly sworn, says that he saw
 the within named Evertt F. Kennedy sign, seal, and as their
 act and deed deliver the within written instrument of writing, and that Donna M. Hall
 witnesses the execution thereof.

Subscribed and sworn to before me
 this 19 day of November, 1981
Joan B. Lee (Witness sign here)
 Notary Public, State of South Carolina
 My Commission expires at the will of the Governor

Recorded Dec. 4, 1981 at 9:30 A/M

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