



REAL PROPERTY AGREEMENT

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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

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; 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 piece, parcel or lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 110 on plat of Pine Hill Village recorded in plat book QQ page 168 of the REC Office for Greenville County, S. C. said lot having a frontage of 72 feet on the east side of French Lane, a depth of 129.5 feet on the north side, a depth of 127.8 feet on the south side, and a rear width of 72 feet.

This is a portion of the property conveyed to grantor by Lanco, Inc. by deed recorded June 30, 1961 in volume 676 page 543 of the REC Office for Greenville County, S. C., and is conveyed subject to restrictions applicable to said subdivision recorded in deed volume 665 page 465, and to recorded easements or rights of way.

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 Sarah B. Rixey x Willie L. Mayes
Witness Annie Bee Bryant x Bernice K. Mayes

Dated at: Greenville June 18, 1932

State of South Carolina

County of Greenville

Personally appeared before me Sarah Rixey who, after being duly sworn, says that he saw the within named Willie L. Mayes and Bernice Mayes sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Annie Bee Bryant witnesses the execution thereof.

Subscribed and sworn to before me this 18 day of June, 1932

Notary Public, State of South Carolina My Commission expires at the will of the Governor

GPC 1L-36

RECORDED JUN 24 1932

at 9:30 A.M.

Vertical stamp: 183

Vertical stamp: 4328 RV-2