



REAL PROPERTY AGREEMENT VOL 1177 PAGE 774

In consideration of such loans and indebtedness as shall be made by or become due to the Poinsett Discount Co., Inc. GREENVILLE, S. C. (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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, on the North side of Woodland Drive, and being known and designated as the rear portion of Lots Nos. 38 and 39 of a subdivision known as Mountain View Farms, property of the Union Central Life Insurance Company, as shown on plat thereof made by Dalton and Neves in April, 1937, and recorded in the RMC Office for Greenville County in Plat Book I, at pages 69 and 70, and having, according to the more recent survey made by R. K. Campbell, on April 14, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Woodland Drive at the rear corner of the lot heretofore conveyed to Paul C. Batson, which point is 457.7 feet West from the intersection of the Tindal Road, and running thence along the North side of Woodland Drive, S. 81-40 W. 105.3 feet to an iron pin at the joint rear corner of Lots Nos. 38 and 39; thence N. 38-50 W. 150 feet to an iron pin at the rear corner of Lot No. 40; thence along the line of that lot, N. 51-10 E. 130.1 feet to an iron pin at the rear corner of the Paul C. Batson lot; thence along the line of that lot, S.27-49 E. 207.3 feet to the beginning corner.

This is the identical property conveyed to Wesley T. Brown and Rhonda E. Neely by deed of Velma E. Davis (O'Brien) 1/27/78 and recorded 1/30/78 in Deed Book 1072, page 780.

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.

NOV 23 1982

Witness James D. Tager x Wesley T. Brown
Witness E. Zeno Jones x Rhonda E. Neely Brown
Dated at: Greenville, S. C. 11/17/82

State of South Carolina
County of Greenville

Personally appeared before me James D. Tager who, after being duly sworn, says that he saw the within named Wesley T. Brown and Rhonda E. Neely Brown sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with E. Zeno Jones witnesses the execution thereof.

Subscribed and sworn to before me on the 17th day of November, 1982 James D. Tager (Witness sign here)

Notary Public, State of South Carolina My Commission expires at the will of the Governor 8/11/88
RECORDED NOV 23 1982 at 10:30 A.M. 12494