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REAL PROPERTY AGREEMENT

vol 1535 p 712

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, 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 lot of land in the city of Greenville, County of Greenville, state of South Carolina, being lot No. 230 and the northern one-half of Lot No. 229 on plat of Section B of Gower Estates, made by R.K. Campbell, Surveyor, December 1961, recorded in the RMC Office for Greenville County in plat book XX at page 36 & 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Buckingham Road at the beginning of the curve into Carolina Avenue; thence with the west side of said Buckingham Road S. 13019 W. 140 feet to an iron pin; thence with a new line through the center of Lot 229, N. 76-41 W. 175 feet to an iron pin; thence N. 13019 E. 165 feet to an iron pin on the south side of Carolina Avenue; thence with the south side of said Street S. 76-41 E. 150 feet to an iron pin; thence with the curve of Carolina Avenue as it intersects with Buckingham Road S. 31-41 E. 35.4 feet to the beginning corner.

This is the same property conveyed to grantor by Donald E. Baltz, Inc. by deed recorded August 3, 1964 in vol. 754 page 348, and deed of Donald E. Baltz recorded July 27, 1964 in deed vol. 754 page 347 of the RMC Office for Greenville County, S.C. and is conveyed subject to restrictions applicable to said subdivision recorded in deed book 693 page 7.

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 Patricia Anne Wheeler x Eloise N. Wayner

Witness Jack N. Brown x

Dated at: Southern Bank McAlister Sq. 3-19-84  
Date

State of South Carolina  
County of Greenville

Personally appeared before me Patricia A. Wheeler who, after being duly sworn, says that he saw the within named Eloise N. Wayner sign, seal, and as their act and deed deliver the within written instrument of writing, and that deponent with Jack Brown witnesses the execution thereof.

Subscribed and sworn to before me this 19 day of March, 1984 Patricia Anne Wheeler (Witness sign here)

Ellen S. Brown  
Notary Public, State of South Carolina  
My Commission expires at the will of the Governor  
GPC IL-36 8-10-91

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