

RECORDED
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REAL PROPERTY AGREEMENT

BOOK 50 PAGE 725
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In consideration of such loans and indebtedness as shall be made by or become due to THE BANK OF GREER, GREER, 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; or any lease, rents or funds held under escrow agreement relating to said premises; and

3. The property referred to by this agreement is described as follows:
All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, situate on the southern side of Kingsridge Drive, in Chick Springs Township, being shown and designated as Lot No. 11 on a plat of Botany Woods, Inc., recorded in the RMC Office for Greenville County in Plat Book YY, at Page 173, and described as follows:

BEGINNING at an iron pin on the southern side of Kingsridge Drive, at the joint front corner of lots Nos. 11 and 12 and running thence with the line of lot 12, S. 20-41 E. 274.5 feet to pin; thence N. 72-39 E. 100 feet to pin, rear corner of lot 10; thence with the line of lot 10, N. 20-45 W. 270.6 feet

That if default be made in the performance of any of the terms hereof, or if default be made in any payment of principal or interest, or any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the Bank and agrees that any judge or jurisdiction may, at chambers or otherwise, appoint a receiver of the rents and profits of the said premises, with full authority to take possession thereof and collect the rents and profits and to do the same subject to the further order of said court.

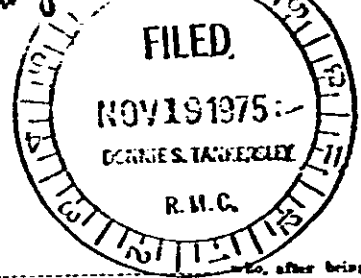
4. That if default be made in the performance of any of the terms hereof, or if any of said rents or profits shall not be paid to Bank when due, Bank, at its election, may declare the entire remaining unpaid principal interest of any such note or notes to be due and payable forthwith.

5. That the Bank may and is hereby authorized and permitted to file this instrument in any county in which it may be filed, and in such places as Bank in its discretion, may elect.

6. Upon payment of all indebtedness of the undersigned, this agreement shall be null and void, and the same shall apply to and bind the undersigned, their heirs, executors, administrators, assigns, successors, representatives and assigns, and the benefit of Bank and its successors and assigns. The affidavit of any officer or contractor of Bank showing any error or omission to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness, and binding force of this agreement, and any person may and is hereby authorized to rely thereon.

Witness *J. Larry Loftis* (L.S.)
Witness *Judith A. Ritter* (L.S.)
Witness *Ralph E. Boone* (L.S.)
Witness *Helen D. Boone* (L.S.)

Dated at: Bank of Greer
November 13, 1975
Date



State of South Carolina
County of Greenville
Personally appeared before me Judith A. Ritter (Witness)
the within named Ralph E. Boone and Helen D. Boone (Borrowers) who, after being duly sworn, says that he saw
act and deed deliver the within written instrument of writing, and that deponent with J. Larry Loftis (Witness)
witness the execution thereof.

Subscribed and sworn to before me
on 13th of November, 1975
J. Larry Loftis
Notary Public, State of South Carolina
My Commission expires June 20, 1979

Judith A. Ritter
(Witness sign here)

(CONTINUED ON NEXT PAGE)

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