

JAN 4 1978

REAL PROPERTY AGREEMENT

BOOK 75 PAGE 266
VOL 1071 PAGE 350

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, hereby 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, rent 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 lot of land in Greenville County, State of South Carolina, being designated as lot 7 on plat #3 of Cherokee Forest, prepared by J. Mac Richardson, RLS, in January 1959, recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 36 and 37, and described as follows:
BEGINNING at an iron pin on the northern side of Roberta Drive, the joint front corner of lots #6 and 7, and running thence with the line of lot 7, N. 10-31 E. 271.9 feet to an iron pin; thence turning and running S. 85-29 E. 100.55 feet to an iron pin; thence S. 10-31 W. 282.4 feet to an iron pin on the northern side of Roberta Drive; thence with Roberta Drive, N. 79-29 W. 100 feet to an iron pin, the point of beginning.

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 described premises, with full authority to take possession thereof and collect the rents and profits and hold 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 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 the Bank may and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such place 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 *J. Larry Loftis* SEP 10 1981
Witness *Jean Crowson* Melle P. Sanders (L.S.)

Dated at: Bank of Greer
Date: December 27, 1977

State of South Carolina
County of Greenville
Personally appeared before me *Jean Crowson* RMC
Notary Public, State of South Carolina
My Commission expires June 20, 1977

the within named *Conrad W. Sanders and Melle P. Sanders* sign, seal, and as their (Borrowers)

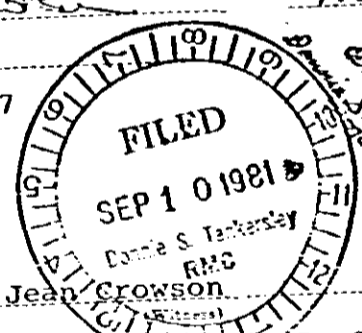
act and deed deliver the within written instrument of writing, and that deposit with *J. Larry Loftis* (Witness)

witness the execution thereof.
Subscribed and sworn to before me
this *27th* of *December* 1977

J. Larry Loftis
Notary Public, State of South Carolina
My Commission expires June 20, 1977

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1.25CI



Bank of Greer
SEP 10 1981
6-168
Witness *David O. Ferguson*

2.00CI

GC10 1002

RECORDED JAN 4 1978 At 11:45 A.M. 1978

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