

This Contract, assignment and power of attorney, made this day of 1930 by and between Mrs E. L. Swaffney, Greenville, South Carolina, hereinafter called the owner, and J. J. Henderson and L. B. Martin, partners doing business as Henderson & Martin, Greenville, S. C.

Whereas the owner in order to better secure to The Life Insurance Company of Virginia or its assigns, hereinafter called the noteholder, the payment of the first mortgage or deed of trust on that certain property briefly described as follows:

Situate in the County of Greenville, City and town of Greenville, State of South Carolina, to-wit: Beginning at a point on Washington Street, corner of lot now or formerly belonging to Mrs Ida L. Mauldin and adjoining thence with her line 18 1/2 E. four chains and 25 links more or less to John Street; thence with John Street 267 N. one chain and six and one quarter links to a stake; thence S 18 1/2 W. four chains and 25 links more or less to a stake on Washington Street; thence with Washington Street S 67 E. one chain and six and one quarter links to the beginning corner, containing one half of nine tenths of an acre, more or less.

Has agreed to turn over to the agent entire and exclusive control and management of said property upon the terms and conditions hereinafter set forth;

Now, therefore, the owner for the purposes aforesaid hereby gives and grants to the agent entire and exclusive power and authority to manage, control and operate said property, to commence, carry on or defend at law or in equity all actions, suits, and of other proceedings in any way affecting this property, present or future leases thereon, and rights now or hereafter accruing therefrom, to compromise, arbitrate, and adjust any and all claims arising in connection with said property in such manner as the agent may deem for the best interests of all parties, modify or cancel existing leases, make new leases and contracts in the name of and in behalf of the owner upon such terms and conditions as may appear reasonable to the agent, but subject however, to the approval of the noteholder, and generally to deal with the present and future tenants for all purposes as fully and effectually as the owner might do, and likewise to order and pay for repairs, improvements and alterations deemed necessary by the agent or noteholder, pay taxes, insurance premiums and all other items secured under the mortgage or deed of trust, and likewise pay all other items and charges necessary, usual or incidental to the management of said property, such payments to be

(Over)