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JOHN W. ASLEY
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TRANSFER AND ASSIGNMENT OF
MORTGAGE AND SECURITY AGREEMENT

STATE OF GEORGIA
COUNTY OF FULTON

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and of other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Investors Financial Corporation, a Georgia corporation (hereinafter referred to as "Assignor"), the "Lender" in that certain Mortgage and Security Agreement made by ONE THIRTY FIVE SOUTH MAIN STREET ASSOCIATES, LTD., a Georgia limited partnership having as its sole general partner Jay Alan Sekulow in favor of Assignor, dated as of November 17, 1983, recorded in Mortgage Book 1638, Page 172, RMC Office of Greenville County, South Carolina (hereinafter referred to as the "Security Deed"), having sold the loan secured by the Security Deed to Southeast Federal Savings and Loan Association, a federally chartered savings and loan association (hereinafter referred to as "Assignee"), does hereby transfer, set-over, assign, grant and convey to Assignee, without recourse, representation or warranty, either expressed or implied, all of Assignor's right, title, and interest in and to (i) the Security Deed and in and to the property described therein and conveyed thereby, together with all rights, powers and privileges conferred by the Security Deed upon Assignor as "Lender" therein and does hereby authorize Assignee to exercise said rights, powers, and privileges in as full a manner as Assignor is authorized to exercise the same, and (ii) any other loan documents executed in connection with the execution of the Security Deed, together with all rights, powers, and privileges conferred by said other loan documents upon Assignor therein, and does hereby authorize Assignee to exercise said rights,

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