

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 1 1965 X X

21518

BOOK 766 PAGE 395

ASSIGNMENT OF RENTS AND PROFITS

This agreement, made this 25th day of January, 1965 by and between

MEDICAL INVESTORS, INC.,

and his wife (whether one or more persons)
party of the first part, to PILOT LIFE INSURANCE COMPANY, of Greensboro, North Carolina, party of the second part.

WITNESSETH: For value received and as additional security for the loan hereinafter mentioned, the party of the first part, hereby sells, transfers and assigns unto the party of the second part, its successors and assigns, all the right, title and interest of the party of the first part in and to the rents, issues, profits, revenues, royalties, rights and benefits from the following described property: (Insert below the description of real estate appearing in deed of trust or mortgage.)

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Medical Court, being known and designated as Lots Nos. 3 and 4 of said subdivision and being described according to a plat prepared by the Piedmont Engineering Service, Greenville, South Carolina, dated September, 1949, entitled "Plat of Medical Court, Greenville, South Carolina" which plat is of record in the RMC office for Greenville County, S. C. in Plat Book W, Page 77, and having according to said plat the following metes and bounds:

BEGINNING at a point in the center of a 20-foot street at the joint front corner of Lots 2 and 3, which point is 152 feet from the intersection of said 20-foot street and Pendleton Street, and running thence along the common line of Lots Nos. 2 and 3, S. 71-27 E. 80 feet to an iron pin; thence S. 18-24 W. 100 feet to an iron pin, the joint rear corner of Lots Nos. 4 and 5; thence along the common line of Lots Nos. 4 and 5, N. 71-27 W. 80 feet to a point in the center of the aforementioned 20-foot street; thence along the center of said 20-foot street, N. 18-24 E. 100 feet to the beginning corner.

And to that end the party of the first part hereby assigns and sets over unto the said PILOT LIFE INSURANCE COMPANY, its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, including specifically, without limiting the generality hereof, the following leases:

Lease Agreement dated January 1, 1965, between Medical Investors, Inc., Lessor, and Frank H. Stelling, Leslie C. Meyer, and C. Dayton Riddle, Lessees.

FILED
GREENVILLE CO. S. C.
FEB 1 12 42 PM 1965
OLLIE F. FARNSWORTH
R.M.C.

It is understood and agreed that the party of the second part shall not exercise any of its rights under this assignment of rents unless and until there has been a default in the payment of the indebtedness secured by the deed of trust hereinafter mentioned, or default in the payment of any other sums secured by said deed of trust.

It is understood and agreed that the party of the first part shall not have the right to collect any installment or installments of rent in advance of the date prescribed in said lease or leases for the payment thereof.

And the party of the first part does hereby authorize and empower the said PILOT LIFE INSURANCE COMPANY, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said PILOT LIFE INSURANCE COMPANY, its successors and assigns, upon demand for payment thereof by said Company, its successors or assigns. It being understood and agreed, however, that until such demand is made the party of the first part is authorized to collect, or continue collecting, said rents, issues, profits, revenues, royalties, rights and benefits.

(Continued on next page)

Satisfied in full 9/6/67
Pilot Life Insurance Company
By V. J. Shepard asst. Treas.
Witness J. M. Shoemaker Jr.

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Sept. 1967
OLLIE FARNSWORTH