

JUL 7 11 01 AM '76

STATE OF SOUTH CAROLINA) S. TANNERSLEY)
COUNTY OF GREENVILLE) R.M.C. ASSIGNMENT OF LEASE)

KNOW ALL MEN BY THESE PRESENTS, that Everette H. Newman of the City of Anderson, County of Anderson, State of South Carolina, herein referred to as Owner, has executed and delivered to Travelers Rest Federal Savings & Loan Association, County of Greenville, herein referred to as Lender, a promissory note for One Hundred Twenty-Five Thousand and No/100 (\$125,000.00) Dollars secured by a first mortgage on the following real estate:

SEE EXHIBIT A

Owner desires to further secure Lender, and Lender has required as additional and further security for the payment of the indebtedness, an assignment of rents, profits, and income of the above described real estate, in case of default in the payment of any sums maturing, for the performance of all the terms and conditions expressed in the note and first mortgage.

Owner, for and in consideration of Five and No/100 (\$5.00) Dollars and other valuable consideration, the receipt of which is acknowledged, assigns, transfers, and sets over to lender the rents, profits, and income derived from the real estate and the building and improvements thereon, with full and complete authority and right in lender, in case of default in the payments of the indebtedness or any part thereof or failure to comply with any of the terms and conditions of the note and first mortgage, to demand, collect, receive, and receipt for such rents, income and profits, to take possession of the premises without having a receiver appointed therefor, to rent and manage the same from time to time and apply the net proceeds of the rents, income, and profits from the property on the indebtedness until all delinquencies, advances, and the indebtedness are paid in full by the application of the rents, or until title is obtained through foreclosure or otherwise.

The tenancy and other rights of any Tenant hereunder shall not be disturbed due to said mortgage so long as Tenant pays the rent and performs all other terms and conditions of its lease on Tenant's part to be performed.

A release of the first mortgage shall release the assignment of rents.

IN WITNESS WHEREOF, I have executed this assignment this 1st day of July, 1976.

WITNESSES:

Patricia A. Safrit

Everette H. Newman (SEAL)
Everette H. Newman

Jacqueline R. Thomason

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

PERSONALLY appeared before me Patricia A. Safrit and made oath that she saw the within named Everette H. Newman, sign, seal and as his act and deed deliver the within written Assignment of Lease, and that she with Jacqueline R. Thomason witnessed the execution thereof.

SWORN to before me this 1st day)
of July, A. D., 1976.)

Jacqueline R. Thomason (SEAL))
Notary Public for South Carolina)
My Commission Expires: 12/8/82)

Patricia A. Safrit

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