

1987 500 10-39 M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT OF LEASES, RENTS AND PROFITS.

THIS ASSIGNMENT, Made this 19th day of September, 1940, by and between Jackson Miami Company, a corporation chartered under the Laws of the State of Florida, whether one or more persons, party of the first part, to JEFFERSON STANDARD LIFE INSURANCE COMPANY, of Greensboro, North Carolina, party of the second part,

W I T N E S S E T H:

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 description appearing
in deed of trust or mortgage).

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the north side of West Washington Street in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by Dalton & Neves, Engineers, June, 1940, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Washington Street, said pin being 106 feet east from the northeast corner of the intersection of West Washington Street and Butler Avenue and running thence N. 23-30 E. 214.7 feet to an iron pin in line of property now or formerly of C. D. Stadley; thence with said Stadley property S. 63-33 E. 134 feet to an iron pin at corner of property now or formerly of Mrs. S. J. Riley; thence with said Riley property S. 24-32 W. 210.6 feet to a stone pier on the north side of West Washington Street; thence with the north side of West Washington Street N. 65-15 W. 130 feet to the beginning corner.

Also all furnishings and fixtures and heating equipment now located on the premises above described and also all replacements and additions thereto which may be made during the life of this mortgage.

And to that end the party of the first party hereby assigns and sets over unto the said JERRERSON STANDARD LIFE INSURANCE COMPANY, its successors and assigns, all leased of said premises now made, executed or delivered, and 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:

That certain lease made and entered into between L. B. Jackson & Company, Lessor, and National Linen Service Corporation, as Lessee, dated April 19, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 223, at page 5, the said L. B. Jackson & Company conveying, assigning and transferring to Jackson Miami Company all its right, title and interest, as Lessor, in and to said lease.

And the party of the first part does hereby authorize and empower the said JEFFERSON STANDARD LIFE INSURANCE COMPANY, its successors and assigns, to collect the said rents, issues, profits, revenues, 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 JEFFERSON STANDARD LIFE INSURANCE COMPANY, its successors and assigns, upon demand for payment thereof by said Company, its successors and 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, rights and benefits; but that such privilege shall not operate to permit the collection by assignor of any instalment of rent in advance of the date prescribed in said lease or leases for the payment thereof.

The term of this assignment shall be until the certain note and mortgage, dated September 19th, 1940, made, executed and delivered by Jackson Miami Company to JERRERSON STANDARD LIFE INSURANCE COMPANY, covering the above described premises for the sum of Thirty Thousand and no/100 (\$30,000.00) Dollars shall have been fully paid and satisfied, or until the expiration of the period of redemption, if any, at which time this assignment is to be fully satisfied,