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5. That in the event the premises or furniture or any part of either are now or hereafter used or occupied by the undersigned or any of us as a homestead or otherwise, the undersigned will pay to the mortgagee upon its written demand such sum per month as in the opinion of the mortgagee is reasonable rent for the premises or furniture so used or occupied, to be applied by the mortgagee as hereinbefore provided, and upon demand made by the mortgagee will vacate the premises and/or surrender such furniture to the mortgagee or its substitute or substitutes.

6. That these presents shall in no way operate to prevent the mortgagee from pursuing any remedy which it now or hereafter may have because of any present or future breach of the terms or conditions of the mortgage and/or the note or bond secured thereby and/or any extension of either.

The undersigned for the consideration aforesaid hereby ratifies and confirms all that the mortgagee may have done under any previous assignment of rents and/or in connection with the premises and/or the mortgage and agrees that words importing the singular number may extend and be applied to several persons or things, that words importing the plural number may include the singular and that words importing the masculine gender may include the feminine and neuter.

Anything herein to the contrary notwithstanding, it is understood and agreed that the consideration for this Assignment of Rents is also the making by the Mortgagee of the loan secured by said mortgage, that this Assignment of Rents shall not be exercised until and unless a default shall occur in the payment of interest or principal due under said note or bond or in the performance or observance of any of the conditions or agreements of any instrument now or at any time securing said note or bond or the debt secured or evidenced thereby or by any extension thereof and that nothing herein contained shall be deemed to affect or impair any rights which the mortgagee may have under said note or bond or mortgage or any other instrument herein mentioned.

The undersigned does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of said premises to pay all unpaid rental agreed upon in each tenancy to the said mortgagee upon receipt of demand from said mortgagee to so pay the same.

EXECUTED BY Andrew R. Jensen and James N. Wilson at Dallas, Texas, this 27 day of December, 1965, and EXECUTED BY Paul T. Peck at Greenville, S. C. this

~~EXECUTED AT~~ 30th day of December, A. D. 1965

In the presence of

Bland B. Wilson, Jr.

Andrew R. Jensen (L. S.)

Carlene Smith

James N. Wilson (L. S.)

As to Andrew R. Jensen and James N. Wilson

Paul T. Peck (L. S.)

(Husbands and wives, if any, of each of the "undersigned" must also sign above.)

Emmie R. Shelton

(Acknowledgment)

Henry R. Thompson
As to Paul T. Peck

(SEE REVERSE SIDE FOR PROBATES)