Assignment of Rents,

For Value received, I, R. M. Cain, of Greenville, S. C. do hereby assign, set over and transfer unto the Mechanics Building and Loan Association, its successors and assigns, all the rents, issues and profits arising from the following described property;

- (1) Eleven negro houses, located in the City of Greenville, County and State aforesaid, situate on lot bounded by Nona, Cedar and Francis Streets and a 10-foot alley, and being the same property conveyed to me by C. F. Putman by deed not yet recorded;
- (2) Three negro houses located in the City of Greenville County and State aforesaid, lying between Springer street, Thruston property, branch; and Judson St., (now Houston), and being a portion of lots 32, 33, 34, 35, 36, 37, 38, 39, as shown on plat recorded in plat Book A, page 225, and being the same property conveyed to me by C. F. Putman, by deed not yet recorded.
- (3) Three houses located in City View on McDade Street and one house located on Henderson street in City View, being a portion of the property contend to me by Mechanics Building & Loan Association by deed decorded in the R. M. C. deffice for Greenville County, in Vol. ____, page ____.

all of the above described in ortgage executed by me to Mechanics Building and Loan Association in the sum of \$7500,00 not yet recorded, and the surpose of this assignment of rent is nor the surpose of said Association in securing payments on the aforesaid mortgage.

And it is understood and agreed that the rents received from the above described property shall be applied to the payment of taxes, fire insurance, and payments of interest and principal due on the aforesaid note and mortgage, and in event said rents are not sufficient to meet the payments as aforesaid, I agree to make prompt monthly payments of any difference.

And it is further understood and agreed that said Mechanics Building and Loan Association, may at its option, place the above described property in the limits of any reliable rental agent for the purpose of renting same and schlecting rents, and said agent shall be deemed to collect said rents for said Association, and should at pe agreed that I, the said R. M. Caine, shall collect the rents, it is understood and agreed that I shall be deemed to collect said rents as agent for Mechanics Building and Loan Association, and not in my own right, and agree that said payments shall be turned over to said Association on or before the 10th day of each and every month, without unnecessary delay.

It is further agreed that this assignment of rents shall remain in full force and virtue until the mortgage aforesaid shall have been paid in full and canceled, then the provisions of this assignment shall become null and void, and the rents shall revert to me.

It is further understood and agreed that in event that I, the said R. M. Caine, shall sell any of the above described property during the life of this assignment, that said Association agrees to release the property so sold from the lien of its mortgage, and from the terms of this assignment, upon the payment to said Association of the sum to be agreed upon for each megro house released, and the sum of \$650.00 for each house in City View released.

(OVER)