

Assignment of Pents

#13687

State of Virginia,
City of Richmond.

Know all Men By These Presents, that Jotwood Incorporated, a Virginia corporation, with its principal office in the City of Richmond, as owner of that certain real estate briefly known as #116-188 South Main Street in the City of Greenville County of Greenville, State of South Carolina, more particularly described in deed dated the 13th day of July, 1934, from L.C. Wood, Special Master in Chancery, to said Jotwood Incorporated, which is recorded in the P.M.C. Office for Greenville County, South Carolina, in Book #170, at page #282, as follows:

All that certain piece parcel or lot of land, situate in the City of Greenville, County of Greenville, State of South Carolina, on the west side of South Main Street, and having the following metes and bounds, to wit:

Beginning at a point on South Main Street at corner of Cornett Hotel, 47 feet and thence from Court House square, and running thence N. 29-20 E. 22 feet 5 inches with S Main Street to old Post line; thence with Post building N. 69-12 W. 113 feet and one fourth (1/4) inch; thence S. 21-27 W. 52 feet and 6 1/2 inches to the Cornett Hotel line; thence with hotel line S. 69-16 E. 112 feet to the beginning corner, and being a part of the same property conveyed to John J. Woodie by Mary J. Dutton (formerly Mary A. Amery) by deed dated April 23, 1920, and recorded May 1, 1920, in Volume 64, page 1165, P.M.C. office for Greenville County, S.C.

in consideration of a loan of Ten Thousand Five Hundred and no/100 Dollars (\$4,500.00), made by the Bank of Commerce & Trusts to said Jotwood Incorporated has assigned and hereby expressly assigns, to become effective only upon default in the payment of the note or notes securing the payment of said loan or any extensions or renewals thereof, said note or notes being executed by said Jotwood Incorporated, all the rents, issues and income from said property accrued and to accrue unto said Bank of Commerce & Trusts, a Virginia corporation, with its principal office in the City of Richmond, hereby constituting and appointing said Bank of Commerce & Trusts its Agent with full authority upon default in the payment of said loan to collect all such rents, issues and income as and in law due for applications on said indebtedness.

Said Bank of Commerce & Trusts shall at any time and from time to time have the right to appoint an agent or agents to collect all such rents, and said agent or agents shall be entitled to five per cent (5%) of the amount collected hereunder as compensation for his or their services, the same to be deducted before making net remittances.

Said Bank of Commerce & Trusts shall have the right and is directed to place or maintain the said premises in a condition such as in their discretion is advisable, and to make such repairs as shall be necessary for that purpose, and shall also have the right to increase or decrease the monthly rent, should, in its discretion, the circumstances justify same. If said premises shall now be vacant or being occupied, shall hereafter become vacant, said Bank of Commerce & Trusts shall have the right and is hereby directed to secure suitable tenants and execute necessary deeds of law in connection therewith.

This assignment and agreement shall be operative and irrevocable from the date hereof until the full and complete discharge and satisfaction of the loan hereinabove mentioned, or any renewals or extensions thereof.

In witness whereof, the said Jotwood Incorporated, has caused its corporate seal to be hereunto affixed by Charles E. Moore, its President, and its corporate seal to be hereunto annexed and duly attested by J. Junstall Adams, Jr., its secretary, both of said officers being duly authorized therefor, this 1st day of December, 1936.

Attest:

J. Junstall Adams, Jr.

RECORDED AND CANCELLED BY DAY OF DECEMBER 1936
H. H. H. FOR GREENVILLE COUNTY, S.C.
#5273

Jotwood Incorporated
By Charles E. Moore
President



Signed, sealed and delivered in the presence of

Wm. D. Brown
Frank B. Austin Jr.

See next page