

The State of South Carolina.  
County of Greenville.

Personally appeared before me H. W. Estes and made oath that he saw the within named Andrea C. Patterson sign, seal and as her act and deed deliver the within written deed, and that he, with F. B. Massingale witnessed the execution thereof. Sworn to before me, this second day of February, A. D. 1945.

F. B. Massingale (L. S.)  
Notary Public for South Carolina.

H. W. Estes.

S. C. Stamps \$1.00

U. S. Stamps \$0.55

Recorded February 26th, 1945 at 12:16 P. M. #2279 BY: E.G.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT, Made this 20th day of February, 1945, by and between Conger Realty Company, a North Carolina Corporation with its principal place of business in Charlotte, North Carolina. (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.

WITNESSETH: 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 of real estate 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 at the Northwest corner of the intersection of Laurens Road and Ackley Street near the City of Greenville, in the County of Greenville, State of South Carolina being known as a portion of Lot No. 1 on plat recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H, page 227 and having according to a survey made by Dalton & Neves, Surveyors, February, 1945, the following metes and bounds, to-wit:

Beginning at a stake at the Northwest corner of the intersection of Laurens Road and Ackley Street and running thence with the North side of Ackley Street, S. 64-3/4 W. 503.2 feet to an iron pin corner of Lot 10; thence with line of Lot 10, N. 28-19 W. 250 feet to an iron pin; thence running along property of L. L. Bates, N. 64-35 E. 370.9 feet to an iron pin on the South-west edge of the right of way of Laurens Road; thence with the right of way of Laurens Road S. 55-33 E. 288.7 feet to the beginning corner.

Being the same property conveyed to Conger Realty Company by deed of L. L. Bates recorded in the Office of the R. M. C. for Greenville County in Book of Deeds 233, page 310.

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

Lease to Associated Transport, Inc., a Delaware Corporation, dated February 1, 1945, with respect to the above described property, which lease has been filed for registration in the office of the RMC for Greenville County, S. C.

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, royalties, 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, royalties, 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.