

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ASSIGNMENT OF LEASES, RENTS AND PROFITS

This agreement, made this 10th day of April, 1950,

by and between Thomas E. Bailes

and Essie R. Bailes, his wife, (whether one or more persons), party of the first part, to PILOT 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 buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Southern side of West McBee Avenue, and having according to a plat prepared by Dalton & Neves, Engineers, dated May, 1948 entitled "Property of Thomas E. Bailes, Greenville, S. C.", the following metes and bounds, to-wit:-

BEGINNING at a point on the Southern side of West McBee Avenue at the corner of property of First National Bank, which point is 90.5 feet from the intersection of West McBee Avenue and South Main Street, and running thence along the common line of the mortgaged premises and property of First National Bank S. 21-00 W. 27.4 feet; thence continuing along the common line of said properties N. 69-00 W. 29.25 feet to a point; thence still along the common line of said properties S. 21-11 W. 47.95 feet to a point in the line of property of Belk Simpson Co.; thence N. 69-02 W. 67.8 feet to a point; thence along line of property of Belk Simpson Co. N. 21-0 E. 75.4 feet to a point on the Southern side of West McBee Avenue; thence along the Southern side of West McBee Avenue S. 69-00 E. 97.2 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of N. C. Poe, Jr., et al by deed dated April 28, 1948 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 344 at page 415.

And to that end the party of the first part hereby assigns and sets over unto the said PILOT 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:

- (1) Lease to Mrs. John T. Williams and Miss Lorraine Williams d.b.a. The Book Shop Term of lease Feb. 1, 1950 to January 31, 1955. Instrument dated 10/19/49
- (2) Lease to James M. Henderson d.b.a. Jim Henderson Advertising Agency... Term December 1, 1949 to November 30, 1954. Instrument dated 9/22/49
- (3) Lease to J. R. Brezeale d.b.a. General Sporting Goods Company.... instrument dated April, 1949. Term expires May 1, 1954.

For Release of Assignment of Leases, Rents, and Profits, See R. E. M. Book Shop, Page 395