

STATE OF SOUTH CAROLINA)

ASSIGNMENT OF RENTS

COUNTY OF GREENVILLE

#24 Stamps on separate note.

FILED
GREENVILLE
MAR 16 11 40 AM 1953
J. B. FLEMING

KNOW ALL MEN BY THESE PRESENTS, That I, CARL WALKER, of Greenville South Carolina, in consideration of a loan made to me by Mrs. Mary E. Woolridge of Greenville, South Carolina, in the Amount of Five Hundred and Fifty Two Dollars (\$552.00), as is evidenced by my Note and Mortgage to the said Mary E. Woolridge of even date in the said same sum, do hereby in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, AND also in consideration of the further sum of Three Dollars, to me, the said Carl Walker in hand well and truly paid by the said Mary E. Woolridge, at and before the signing of these presents, the receipt whereof is hereby acknowledged, do hereby assign, transfer and set over unto Mary E. Woolridge of 5 Old Paris Mt. Road, Greenville, South Carolina, with specific power to apply the rents to the reduction of the note and mortgage on my property hereinafter mentioned, ALL the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, It being the intention to establish an absolute transfer and assignment of all such leases and agreements and all avails unto the mortgagor trustee, upon the property described and Known as 219 Maloy Street, AND the undersigned hereby appoints irrevocably the above mentioned Mary E. Woolridge as Assignee and Trustee, His True and Lawful Attorney in his name and stead, TO COLLECT all of avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due, and all now due or that may hereafter become due each and every of the leases or agreements, written or verbal, existing or hereafter to exist, for said premises, and to use such measures, legal or equitable, as in her discretion may be deemed proper or necessary to enforce the payment or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion of said premises to any party or parties, at her discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers, herein granted at any and all times hereafter without notice to the Assignor and Mortgagor or his grantee, their successors and assigns, and further power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the undersigned to the said Mary E. Woolridge, as trustee and assignee and mortgagee, as aforesaid, or her successors or assigns, as the holder of said indebtedness due or become due under and by virtue of the Assignments of rents hereinbefore described, And also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest or incumbrances, if any, which may in said Attorney's judgment be deemed proper and advisable, Hereby ratifying all that said Attorney may do by virtue hereof.

WITNESS MY HAND AND SEAL THIS 12th Day of March, 1953. A. D.

Signed, Sealed and Delivered in the Presence of:

Carl Walker SEAL

Barbara P. Sampson
James Satterfield

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

PERSONALLY appeared before me *Barbara P. Sampson* and made oath that he was the within named CARL WALKER, sign, seal, and as His Act and Deed deliver the within written Deed, and that she with *James Satterfield* witnessed the execution thereof.

SWORN TO BEFORE ME THIS 12th Day of March, 1953.

Barbara P. Sampson

James Satterfield SEAL
NOTARY PUBLIC FOR SOUTH CAROLINA

Recorded March 16th. 1953 at 11:40 A. M. #5988