

JAN 27 1961

ASSIGNMENT OF RENTS AND PROFITS

THIS INDENTURE, Made this 7th day of November, A.D., 1960, by and between WOOTEN CORPORATION OF DELAWARE, INC., of the County of Greenville and State of South Carolina, whose Post Office address is Greenville, South Carolina, hereinafter referred to as Owner, and The Lincoln National Life Insurance Company, a corporation, whose Post Office address is 1301 South Harrison Street, Fort Wayne, Indiana, hereinafter referred to as Company,

WITNESSETH: That,

For and in consideration of the purchase of a mortgage loan by Company from General Mortgage Co., Greenville, South Carolina, in the principal amount of SIXTY THOUSAND AND NO/100 Dollars (\$60,000.00), and as a part of the consideration for the making of said mortgage loan, the undersigned, owner of the real estate in Greenville County, State of South Carolina, encumbered or to be encumbered by said mortgage, to-wit:

ALL that parcel or lot of land with the buildings and improvements thereon, situate on the Northeast side of White Horse Road (also known as South Carolina Highway No. 250), near the City of Greenville, in Gantt Township, Greenville County, South Carolina, and having, according to a survey made by R.E. Dalton, May 17, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron rail on the Northeast side of White Horse Road, said rail being located at the point where the Northeast side of White Horse Road intersects with the Southeast side of a 50 foot unnamed street and runs thence along the Southeast side of said 50 foot unnamed street, N. 49-0 E., 388.3 feet to an iron pin; thence S. 41-45 E., 198.3 feet to an iron pin on the West edge of the right of way of Piedmont and Northern Railway Company; thence along the West edge of said Piedmont and Northern Railway Company right of way, S. 19-41 E., 292.2 feet to an iron fence post; thence S. 51-01 W., 278.8 feet to an iron fence post on the Northeast side of White Horse Road; thence along the Northeast side of White Horse Road, N. 41-45 W., 460 feet to the beginning corner.

THIS is the same property conveyed to Wooten Corporation of Delaware, Inc., the mortgagor, herein by deed of Texize Chemicals, Inc., dated September 10, 1958, recorded in the RMC Office for Greenville County, S.C. in Deed Book 606, Page 149.

together with all improvements thereon, hereby sells, assigns and transfers to Company, its successors and assigns, all the rents, issues and profits due or to become due, crops, produce and rents of, on and from the said premises, and hereby transfers and sets over unto Company, its successors and assigns, all leases, tenancies and contracts, oral and written, now or hereafter existing, in connection with said premises. Company is hereby given full power and authority to operate, maintain, manage and lease said premises, or any part thereof, to take possession thereof in its own name, or in the name of an agent, or in the name of Owner, collect all of the rents, issues and profits, and apply any sums realized as hereinafter set out. Owner expressly authorizes tenants, lessees, and all others having any interest in the said premises to pay to Company or order all sums due, or to become due, under leases, contracts and agreements, heretofore or hereafter made, and Company is hereby authorized to give, for and in behalf of Owner, full receipt and acquittance for any payment so made.

Company is further authorized, but shall not be obligated, to pay taxes, assessments and charges on the premises, insure, repair and/or improve the buildings located thereon, and expend such sums as may be necessary to defend the title, or property, or use thereof, or recover rents and profits, or protect rental rights, and/or make such other expenditures for said property as it may in its sole discretion deem necessary, proper, or expedient. Company may, but shall not be obligated, to advance funds for any of the above purposes, and any amount so advanced shall be a first and prior claim on the rents and profits realized from the said property, and shall be repaid to Company before any distribution as hereinafter set out. Should the rents and profits be insufficient to pay advances so made by Company, any unpaid balance shall become a part of the debt secured by the said mortgage and shall bear interest at ~~Six~~ <sup>Seven</sup> Per Cent (7%) per annum from date of advancement; and in the event such advancements are made after the mortgage debt has been reduced to judgment, Owner shall pay such advancements with interest to Company in addition to any amount necessary to pay and satisfy the judgment, interest and costs or to redeem the property from foreclosure sale.

(Continued on Next Page)

SATISFIED AND CANCELLED OF RECORD  
30 DAY OF April 1970  
Celia Sarnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 12:57 O'CLOCK P. M. NO. 23716

For Release of Assignment of Rents and Profits