

AUG 17 4 41 PM '72

WYCHE, BURGESS, FREEMAN & PARHAM, P.A.  
P. O. BOX 10202

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIZABETH RIDDLE  
R.M.C.

ASSIGNMENT OF RENTS AND PROFITS

This agreement, made this 17th day of August, 1972 by and between \_\_\_\_\_

Becky-Don, Inc., a corporation organized and existing under the laws of the State of South Carolina

~~and \_\_\_\_\_, 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 the description of real estate appearing in deed of trust or mortgage.)

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, located on Becky Don Drive, Greer, South Carolina, and more particularly described as follows:

~~BEGINNING at an iron pin on Becky Don Drive approximately 400 feet from Chandler Street and running thence S. 46-15 W. 255 feet; running thence N. 43-35 W. 425 feet; running thence N. 46-15 E. 255 feet to an iron pin on Becky Don Drive; running thence along Becky Don Drive S. 43-35 E. 425 feet to the beginning corner.~~

the southwestern side of  
BEGINNING at an iron pin on Becky Don Drive approximately 400 feet from Chandler Street and running thence S. 46-15 W. 255 feet; running thence N. 43-35 W. 425 feet; running thence N. 39-47 E. 147.2 feet; running thence N. 54-55 E. 110 feet to an iron pin on Becky Don Drive; running thence along Becky Don Drive S. 43-35 E. 425 feet to the beginning corner.

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:

Schedule of Leases attached hereto as Exhibit A and made a part hereof.

It is understood and agreed that the party of the second part shall not exercise any of its rights under this assignment of rents unless and until there has been a default in the payment of the indebtedness secured by the deed of trust hereinafter mentioned, or default in the payment of any other sums secured by said deed of trust.

It is understood and agreed that the party of the first part shall not have the right to collect any installment or installments of rent in advance of the date prescribed in said lease or leases for the payment thereof.

And the party of the first part does hereby authorize and empower the said PILOT 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 PILOT LIFE INSURANCE COMPANY, its successors and assigns, upon demand for payment thereof by said Company, its successors or 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.

(Continued on next page)

*conceded*  
Donnie S. Hankins  
RMC - 12-6-95 #75456  
Deed BK. 1629 pg 514