

RECORDED 1808

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FEB 3 1975

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES H. McDONALD

Mail---TO 1808

GREER FEDERAL SAVINGS AND
LOAN ASSOCIATION
107 Church Street
Greer, South Carolina 29651

ASSIGNMENT OF RENTS AND LEASES

Filed for record in the office of
the R. M. C. for Greenville
county, S. C. at 9:21 o'clock
A. M. Feb. 3, 1975
and recorded in Deed Book
1014 at page 143

Donnie S. Tankersley
R. M. C. for G. Co. S. C.

Vol 4 Satisfied

Assignments of Rents & Leases

*Assign of Rents & Leases
Vol 1014 pg 143*

GREENVILLE CO. S. C.

JUL 19 4 49 PM '76
DONNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S. C.

FEB 3 9 21 AM '75

DONNIE S. TANKERSLEY
R.M.C.

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Joy McRemore
Phillip B. Spencer
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RECORDING FEE
PAID \$ 1.00

GREER FEDERAL SAVINGS & LOAN ASSOC.
ASSIGNMENT OF RENTS AND LEASES

RECORDED JUL 19 '76 At 4:49 P.M.

1808

Chas. Ellis
Ally

WHEREAS, the undersigned is indebted to Greer Federal Savings and Loan Association of Greer, South Carolina, in the sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS, as evidenced by note of even date herewith secured by a mortgage also of even date herewith, encumbering certain real estate located at Brookdale Avenue, being Lot No. 10 and part of Lots Nos. 9 and 11, Block I, as shown on plat of "Fair Heights" recorded in the R.M.C. Office for Greenville County in Plat Book F at page 257, as more particularly described in said mortgage, and desires to further secure said indebtedness by assignment of rents, income, profits, etc., of said properties mortgaged as aforesaid, now, therefore,

FOR VALUE RECEIVED and as additional security for the indebtedness above mentioned, the undersigned hereby sells, transfers, assigns and sets over unto Greer Federal Savings and Loan Association, its successors and assigns, all the right, title and interest of the undersigned in and to the rents, issues, profits, revenues, royalties, rights and benefits from the property described in said mortgage, together with all leases of said premises now or to be hereafter made, executed and delivered, be the same written or verbal.

In the event that at any time the payment of the installments provided for in the note and mortgage above mentioned become in arrears, in accordance with the terms of said note and mortgage, the undersigned does hereby authorize the said Association, its successors and assigns, to collect the said rents, issues, profits, revenues, 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 to Greer Federal Savings and Loan Association of Greer, upon demand for payment thereof by said Association, it being understood and agreed, however, that until such demand is made the undersigned is authorized to collect, or continue collecting, said rents, issues, profits, revenues, rights and benefits, in the same manner as if this agreement did not exist. The term of this agreement shall be until the said note and mortgage, above described, made, executed and delivered by the undersigned to Greer Federal Savings and Loan Association, shall have been fully paid and satisfied, at which time this assignment is to be fully satisfied, cancelled and released, and the satisfaction of the aforesaid mortgage shall constitute a release and satisfaction hereof.

This assignment is given as additional security for the above mentioned note and mortgage and the amounts collected hereunder, less the expense of collection, if any, shall be applied against the outstanding indebtedness due on said note and mortgage.

Nothing herein contained shall be construed as making Greer Federal Savings and Loan Association a mortgagee in possession, nor shall said Association be liable for laches, or failure to collect said rents, issues, profits, revenues, rights and benefits, and it is understood that said Association is to account only for such sums as it may actually collect.

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