

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

REC'D
 S.C.
 1:55 PM '82
 ASSIGNMENT
 WISLEY

WE, Ruth S. Ashmore and Mary Jane McCuen Ashmore, d/b/a R & M Realty, hereinafter referred to as Mortgagor, have executed and delivered to the Community Bank of Greenville, South Carolina and to the Farmers Home Administration as Guarantor, hereinafter referred to collectively as Lender, a promissory note for the sum of Three Hundred Sixty Five Thousand and 00/100 (\$365,000.00) Dollars secured by a mortgage on the following real estate:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the state of South Carolina, County of Greenville, and being in Chick Springs Township, located 2 miles south of Greer, on the western side of Highway 14, and being a portion of a tract shown as a tract of 42.90 acres on a plat made for Mrs. Claud T. Smith by John Q. Simmons dated May 26, 1970, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4T, at Page 78, and being shown on a plat of Property of Ashmore Brothers, Inc. , prepared by Kermit T. Gould, RLS, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S.C. Highway No. 14, which iron pin is 37.5 feet from the center line of S.C. Highway No. 14 and at the joint corner of property of the Mortgagors and Runion Manufacturing Co., thence S. 15-10 E. 406.04 feet to an iron pin; thence S. 83-49.50 W. 248.01 feet to an iron pin; thence N. 6-15.10 W. 402.14 feet to an iron pin; thence N. 84-11 E. 185.10 feet to the point of beginning.

Mortgagor desires to further secure Lender, and Lender has required as additional and further security for the payment of the indebtedness, an assignment of rents, profits, and income of the above-described real estate, in case of default in the payment of any sums maturing, including taxes and insurance falling due, and as a further security for the performance of all the terms and conditions expressed in the Note and Mortgage.

Mortgagor, for and in consideration of the Lender making said loan, and other valuable consideration, the receipt of which is acknowledged, hereby transfers, and sets over to Lender the rents, profits, and income derived from the real estate and the building and improvements thereon, with full and complete authority and right in Lender, in case of default to the payment of the indebtedness or any part thereof or failure to comply with any of the terms and conditions of the Note and Mortgage, to demand, collect, receive, and receipt for such rents, income and profits, to take possession of the premises without having a Receiver appointed therefor, to rent and manage the same from time to time and apply the net proceeds of the rents, income, and profits from the property on the indebtedness until all delinquencies, advances, and the indebtedness are paid in full by the application of the rents, or until title is obtained through foreclosure or otherwise.

A release and / or Satisfaction of the Mortgage shall release the assignment of rents. Recorded April 7, 1982 Deed Book 1165 page 64.

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