

BOOK 607 PAGE 135

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Notwithstanding that this instrument is a present and executed assignment of the rents, issues and profits and a present and executed grant of the powers hereinbefore granted to Company, it is agreed that until default occurs in the performance of the terms and conditions of the said mortgage or the note secured thereby and Company elects to collect such rents, issues and profits or to manage the mortgaged property, Owner is to be permitted, at the sufferance of Company, to collect and retain said rents, issues and profits; provided, however, that in no event shall Owner have authority to collect any rents, issues or profits for more than one month in advance, and; provided further, that if a petition in bankruptcy is filed by or against Owner, or if any proceeding is instituted for the reorganization of Owner or the adjustment of the obligations of Owner, or if Owner makes any assignment for the benefit of creditors, or if an application for a Receiver is filed against Owner which will or may affect the said real estate, then, upon the happening of any one or more of such events, Company shall have the immediate and automatic right to the management and control of the said real estate and improvements and to collect the rents, issues and profits, to the full extent of all rights given it under this agreement, even though there be no existing default on the part of Owner.

Nothing herein contained shall affect or apply to that certain lease August 14th, 1958, executed by Texize Chemicals, Inc., of Greenville, South Carolina, as landlord, and Saco-Lowell Shops, of Maine, as tenant. The interest of Texize Chemicals, Inc. was assigned to Wooten Corporation of Delaware, Inc., mortgagor, under date of September 12, 1958.

This agreement shall not be terminated, except as herein provided, nor shall it be altered, modified or amended, except by written agreement.

This agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

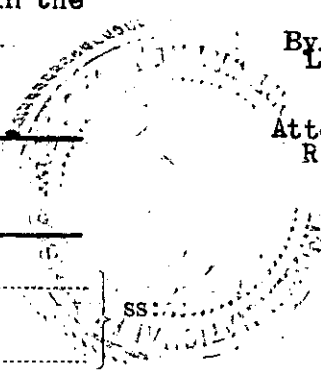
Signed, sealed and delivered in the presence of:
Edith G. McClellan
Patricia C. Dant

WOOTEN CORPORATION OF DELAWARE, Inc.
BY: Richard D. Wooten
Richard D. Wooten President
Attest: Walter M. Wooten
Walter M. Wooten Secretary

THE LINCOLN NATIONAL LIFE INSURANCE COMPANY

Signed, sealed and delivered in the presence of:
Dorothy Selking
Emily Snyder
STATE OF _____

By: Lee Wilks
Lee Wilks Vice President
Attest: R. E. Rumble
R. E. Rumble Assistant Secretary



(Continued on Next Page)

COUNTY OF _____
On this _____ day of _____, 19____, before me _____, a duly qualified, commissioned, sworn and acting Notary Public in and for said County and State and residing therein, personally appeared _____ and _____, to me known, and known to me to be the person described in and who executed the within instrument and acknowledged to me that he executed the same as free and voluntary act, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this the day and year last above written.

Notary Public in and for _____ County State of _____

My commission expires _____