

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 for the payment thereof.

And the Party of the First Party does hereby authorize and empower the said Southern Bank and Trust 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 the tenant of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said J. W. Vaughan Co., Inc., its successors and assigns, upon demand for payment thereof by said Company, its successors and 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.

The term of this assignment shall be until the certain note and mortgage, (or any extension or renewal thereof), dated June 25, 1964, made, executed and delivered by O. Newell Eastland and H. B. Tomlin, Jr., covering the above described premises for the sum of Twenty-three Thousand Eight Hundred and no/100 (\$23,800.00) Dollars, recorded in the RMC Office for Greenville County, S. C. in Mortgage Book _____, page _____, shall have been fully paid and satisfied, or until the expiration of the period of redemption, if any, at which time this assignment is to be fully satisfied, cancelled and released, and the releasing of said mortgage shall constitute a release hereof.

This assignment is given as additional security for the performance of each and all of the obligations and covenants of the note and mortgage above described (or any extension or renewal thereof), and the amounts collected hereunder, less the expenses of collection, if any, shall be applied on account of taxes and assessments on said real estate, insurance premiums and delinquencies of principal and interest thereunder.

It is expressly covenanted and agreed by the undersigned party of the First Part, assignor, that at the time of the execution and delivery

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