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GREENVILLE CO. S. C.

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SONNIE S. TANKERSLEY  
R.A.C.

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STATE OF SOUTH CAROLINA )  
                                  ) COLLATERAL ASSIGNMENT  
COUNTY OF GREENVILLE ) OF LEASES AND RENTALS

This Assignment made this first day of August, 1973, by Urbane Constructors, Incorporated, hereinafter referred to as "Assignor", to HNC Mortgage and Realty Investors, a Massachusetts business trust with its principal office and place of business at 830 East State Street, Westport, Connecticut 06880, hereinafter referred to as "Assignee",

W I T N E S S E T H :

For value received, the Assignor hereby grants, transfers and assigns to Assignee the lease or leases, with amendments, if any, described in Schedule B if attached hereto (said lease or leases hereinafter referred to as "the Lease"), which leases cover portions or all of the real property described in Schedule A, hereinafter referred to as "the premises", and any extensions and renewals thereof, and all rents, income and profits arising from said leases and extensions and renewals thereof, if any, and together with all rents, income and profits due or to become due from the premises and from any and all leases or tenancies for the use and occupation of the premises or any part thereof which are not in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including the Lessor's entire interest in any lease, tenancy, rental or occupancy agreement now existing or which may be made hereafter affecting the premises, and together with all the right, power and authority of Assignor to alter, modify, change or terminate the term thereof or accept a surrender thereof or to cancel the same or to waive, or release the Lessee from,

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