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GREENVILLE CO. S. C.

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JOHNIE S. TANKINLEY  
R.M.C.

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STATE OF GEORGIA  
COUNTY OF FULTON

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES entered into as of the 5th day of August 1974, by CUNNINGHAM & SUMMERS ASSOCIATES, a General Partnership (the "Assignor") to THE FIRST NATIONAL BANK OF ATLANTA, a national bank association (the "Assignee").

W I T N E S S E T H:

WHEREAS, the Assignor is the owner of certain property in Greenville County, South Carolina, described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Assignee is the holder of a certain Mortgage dated even date herewith (the "Mortgage") which constitutes a first lien upon the property, which Mortgage secures a note in the principal sum of \$1,300,000.00 (the "Note"); and which Note and Mortgage evidence and secure, respectively an indebtedness owed by Assignor to Assignee.

NOW, THEREFORE, in consideration of and as an inducement to the making by the Assignee to the Assignor of the loan secured by the Mortgage, the Assignor does hereby assign, transfer and set over to the Assignee all the right, title and interest of the Assignor in, under and by virtue of any and all leases and/or rental agreements hereafter entered into for premises located on the Property and all other rents accruing from the Property (hereinafter referred to collectively as the "Assigned Leases," which term shall be deemed to include the leases, rental agreements and all other rents from the Property and all extensions or renewals thereof) and any and all such other or further leases of space in the Property as the Assignee shall from time to time determine, including specifically, but not

JACN *[Signature]*

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