

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

ASSIGNMENT OF RENTS AND PROFITS

THIS AGREEMENT made this 26 day of February, 1976, by and between C. B. MARTIN and VIRGINIA BALENTINE MARTIN, both of Greenville, South Carolina (hereinafter referred to as Owners), and CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION, Clinton, South Carolina (hereinafter referred to as Lender),

W I T N E S S E T H:

For value received and as additional security for the loan hereinafter mentioned, Owners hereby sell, transfer and assign unto Lender, its successors and assigns, all the right, title and interest of Owners in and to the rents, issues, profits, revenues, royalties, rights and benefits from the property described on Schedule A attached hereto; and to that end, Owners hereby assign and set over unto Lender, its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, including specifically, without limiting the generality hereof, the following Lease:

Lease dated April 28, 1975, between C. B. Martin and Virginia Balentine Martin as Lessors and General Motors Acceptance Corporation as Lessee, which Lease covers approximately 6,288 square feet of the ground floor space in the building located on the above described property and is for an initial term of five (5) years with the Lessee having an option to extend for an additional term of five (5) years.

It is understood and agreed that the Lender shall not exercise any of its rights under this Assignment of Rents and Profits unless and until there has been a default in the payment of the indebtedness secured by the Mortgage hereinafter mentioned, or default in the payment of any of the sums secured by said Mortgage.

It is understood and agreed that the Owners shall not have the right to collect any installment or installments of rent in advance of the date prescribed in said Lease or leases for the payment thereof.

And the Owners do hereby authorize and empower the Lender, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits as they shall become due and do hereby direct each and all of the tenants and lessees of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said Lender, its successors and assigns, upon demand for payment thereof by said Lender, its successors and assigns. It being understood and agreed, however, that until

FILED
 GREENVILLE CO. S. C.

FEB 26 10 00 AM '76

JOHN STANBERRY
 R.M.C.

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