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from all leases upon the premises which may be executed in the future during the term of this assignment.

1. OBLIGATIONS SECURED. This assignment is made to secure:

(a) Payment of the principal sum and interest evidenced by a note, and any amendments, extensions or renewals of it, in the original principal sum of Two Hundred Ninety Thousand (\$290,000.00) Dollars, made by the undersigned Assignor to Fidelity Federal Savings and Loan Association of Greenville, dated January 12, 1977, (in this assignment called the "note") and secured by a mortgage (in this assignment called the "mortgage") on real property commonly known as Medical Center, 1009-1011 Grove Road, Greenville, South Carolina, and legally described as in the mortgage (reference being made to that description as though fully set forth here); and

(b) Payment of all other sums, with interest, becoming due and payable to Assignee under this assignment or under the note and mortgage; and

(c) Performance and discharge of each and every obligation and agreement of Assignor under this assignment or under the note and mortgage.

2. WARRANTIES OF ASSIGNOR. Assignor warrants:

(a) That Assignor is the sole owner of the entire lessor's interest in the leases;

(b) That the leases are valid and enforceable and have not been altered, modified or amended in any manner whatsoever except as hereinabove indicated;

(c) That the lessees are not in default under any of the terms, covenants, or conditions of the leases; and

(d) That no rents reserved in the leases have been assigned or anticipated.

3. OBLIGATIONS OF ASSIGNOR. Assignor agrees:

(a) To observe and perform all obligations imposed upon the lessor under the assigned lease;

(b) Not to collect any rents, income or profits accruing under the leases or from the premises in advance of the time when they shall become due;

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