

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

WHEREAS, Center, Inc., a corporation organized and existing under the laws of the State of South Carolina, in and by its note dated January 28, 1975, and modified as of even date herewith, stands indebted unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA (hereinafter "C & S"), a national bank, principal and interest being due in such amounts and payable as set forth in said note as modified; and

WHEREAS, THE INVESTMENT GROUP, (hereinafter "TIG"), a South Carolina limited partnership, with its principal place of business in Greenville, wishes to provide additional security for Center, Inc.'s aforesaid obligation, such obligation already being secured by mortgage on the property described hereafter which is owned by TIG subject to such mortgage; and

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WHEREAS, Center, Inc. entered into a nine-nine (99) year agreement with A.T. Sullivan for certain property situate in Greenville County, in Deed Book 615 at Page 17 and Center, Inc.'s interest in such agreement being conveyed by it to TIG by Deed dated January 29, 1975, recorded in the RMC Office for Greenville County in Deed Book 1013 at Page 943; and

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WHEREAS, before such conveyance by Center, Inc. to TIG, Center, Inc. leased such property to Shops, Inc. and Shops, Inc. entered into certain sublease agreements hereinafter described; and

WHEREAS, Shops, Inc. merged into Center, Inc. effective January 31, 1973, pursuant to Articles of Merger recorded in the Office of the RMC for Greenville County in Deed Book 979, at Page 270, Center, Inc. thus succeeding to the rights of lessor under Shops, Inc.'s aforesaid sublease agreements; and

WHEREAS, before its conveyance of the property to TIG, Center, Inc. entered into certain lease agreements with tenants hereinafter described; and

WHEREAS, by Deed dated January 29, 1975 as aforesaid, Center, Inc. conveyed all of its right, title and interest in the premises to TIG, such conveyance transferring Center, Inc.'s interest in the aforesaid leases made by it and Shops, Inc. with certain tenants as hereinafter described, and

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