

Together with all rents, income and profit arising from the leases and their renewals and together with all rents, income and profits for the use and occupation of the premises described in the leases or in the mortgage referred to in this Assignment and, at the option of the Assignee, 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 Fifty Thousand and no/100 (\$50,000.00) Dollars, made by the undersigned Assignor to Fidelity Federal Savings and Loan Association of Greenville, dated August 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;

RECEIVED

4328 RV.2