

STATE OF SOUTH CAROLINA            )  
   )            CONDITIONAL ASSIGNMENT OF RENTS  
 COUNTY OF GREENVILLE            )

THIS CONDITIONAL ASSIGNMENT OF RENTS has been executed as of the 23<sup>rd</sup> day of Nov, 1977, by New South Development Company, a general partnership (herein called "Landlord") in favor of The Citizens and Southern National Bank of South Carolina (herein called "Assignee") for the mutual consideration herein evidenced:

1. MORTGAGE LOAN: Assignee has made a mortgage loan to Landlord which loan is evidenced by a promissory note dated <sup>NOV,</sup> ~~September~~ 23, 1977, payable to The Citizens and Southern National Bank of South Carolina in the amount of One Million Seven Hundred Thousand and No/100 (\$1,700,000.00) Dollars (the "Note") and secured by a first mortgage (herein called "Mortgage") of the real estate described in Exhibit A attached hereto and incorporated by reference herein (herein called "Property").

2. RENTS ASSIGNED: To further secure the payment of the Note and the performance of all the terms of the Mortgage and other loan documents, Landlord hereby assigns and transfers to Assignee, its successors and assigns, all of the rents, other lease income, issues, profits, revenues, royalties, lease purchase option payments, tenants' security deposits held by or for Landlords, lease guarantees, and other rights and benefits (herein collectively called the "Rents") which Rents are now due or which may hereafter become due under or by virtue of all leases, whether written or verbal, or any letting of, or any agreement for, the use or occupancy of any part of the Property which may have been made heretofore or which may be made or agreed to hereafter, including additions, renewals, extensions, amendments or supplements thereto.

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