

14. ACCOUNTING: Upon request of Assignee, Landlord shall furnish Assignee with an accounting for Rents collected within three months after the close of each fiscal year of Landlord under the Mortgage.

15. INDEMNITY: Landlord agrees to indemnify and hold the Assignee harmless of and from any and all liability, loss or damage which Assignee may incur under a lease or by reason of this Assignment, and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking to be performed or discharged by Assignee under a lease or this Assignment. Nothing herein contained shall be construed to bind Assignee to the performance of any of the terms and provisions contained in a lease, or otherwise to impose any obligation on Assignee.

Prior to actual entry and taking possession of the Property by Assignee, this Assignment shall not operate to place responsibility for control, care, management or repair of the property upon Assignee, nor for the carrying out of any of the terms and provisions of a lease.

Should Assignee incur any liability mentioned in this section, or loss or damage under a lease or under or by reason of this Assignment, or in the defense of any such claims or demands, Landlord shall immediately upon demand reimburse Assignee for the amount thereof, including costs and expenses and reasonable attorney's fee, and Assignee may retain possession and collect the rents, income and profits and, from time to time, apply them in or toward satisfaction of or reimbursement for said loss or damage.

16. SUCCESSORS: This Assignment shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto. Assignee may assign Assignee's rights under this Assignment subject to the provisions hereof to any person of Assignee's choosing and such third party shall have all the powers and rights of Assignee hereunder.

17. TERMINATION: Upon payment in full of the entire indebtedness secured hereby, as evidenced by a recorded satisfaction or release of the Mortgage, this Assignment shall be void and of no effect and said recorded satisfaction or release shall automatically operate to release this Assignment of record.

IN WITNESS WHEREOF, Landlord has executed this Assignment of Rents by his hand and seal as of the date first above set forth.

In the presence of:

W. Daniel Young )  
John E. Walton (SEAL)  
John E. Walton, Landlord  
Stephen P. Williams

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named John E. Walton sign, seal and as his act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29<sup>th</sup> day )  
of December, 1977. )  
W. Daniel Young (LS) )  
Notary Public for South Carolina )  
My Commission expires: 8/24/83 )  
Stephen P. Williams

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