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GREENVILLE CO. S.C.

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COMMERCIAL REGISTER

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

CONDITIONAL ASSIGNMENT OF LEASES  
AND RENTS

THIS CONDITIONAL ASSIGNMENT OF LEASES AND RENTS has been executed as of the 22<sup>nd</sup> day of March, 1978 by F. Harold Gillespie (hereinafter termed "Landlord") in favor of The Citizens and Southern National Bank of South Carolina (herein termed "Assignee") for the mutual consideration herein evidenced:

1. MORTGAGE LOAN: Assignee has made a mortgage loan to Landlord and Myrtie C. Gillespie which loan is evidenced by a promissory note dated March 22, 1978, payable to The Citizens and Southern National Bank of South Carolina in the amount of One Million and No/100 (\$1,000,000.00) 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 (hereinafter termed the "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.

3. SPECIFIC ASSIGNMENTS: Assignee reserves the right to request and Landlord agrees to furnish separate assignments,

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