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& Loan Association, Greenville, South Carolina in the principal amount of Thirty Thousand (\$30,000.00) Dollars, dated April 20, 1978.

The Tenant further acknowledges and agrees to pay all rentals due and owing under Lease Agreement direct to Fidelity Federal Savings & Loan Association upon ten (10) days written notice from Fidelity Federal Savings & Loan Association that payments due by the Landlord are delinquent and in arrears. However, it is specifically understood and agreed by and between the parties hereto and reserved unto the Tenant, the Tenant's successors and assigns, the right of peaceful enjoyment and use of the demised premises so long as and provided that the Tenant makes the rental payments as provided for under the Lease to the Landlord or to Fidelity Federal Savings & Loan Association, as Tenant may be notified by Fidelity Federal Savings & Loan Association, and further provided that the Tenant otherwise performs the terms, conditions and provisions of the Lease.

The Landlord does hereby conditionally assign, set over and transfer unto Fidelity Federal Savings & Loan Association all of its right, title and interest in and to the within Lease Agreement, including, but not limited to all rentals paid or to be paid thereunder, as security for the promissory note and real estate mortgage given by Landlord to Fidelity Federal Savings & Loan Association. The Landlord authorizes the Tenant to pay any and all rentals direct to Fidelity Federal Savings & Loan Association upon notification from and request by Fidelity Federal Savings & Loan Association that Landlord has failed to make payment to it of the mortgage payments required, and Landlord does agree and stipulate that any and all payments so made by Tenant to Fidelity Federal Savings & Loan Association shall be deemed to be paid under the provisions of the Lease between Landlord and the Tenant. The condition of this Assignment is that

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