

GREENVILLE)
CLERK OF COURTS)
GREENVILLE)
SOUTH CAROLINA)

THIS ASSIGNMENT OF RENTS has been executed as of the 25 day of

March , 19 80 , by ROPER CENTER ASSOCIATES, a South Carolina Limited Partnership (herein called "Landlord") in favor of PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY (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 of even date herewith payable to Assignee in the amount of Three Hundred Eighty-Five Thousand and No/100ths (\$ 385,000.00) Dollars (the "Note") and secured by a mortgage recorded in the Office of the RMC for Greenville County, South Carolina, in Mortgage Book 1499 Page 5 , (the "Mortgage").

2. MORTGAGED PROPERTY: The property described in the Mortgage is as follows: (herein called the "Property") That certain piece, parcel or lot of land situate, lying and being at the northeastern corner of the intersection of Ponders Road and Ponders Court (formerly Forklift Court) in Greenville County, South Carolina being on a plat entitled "Survey for Roper Center Associates" by Clarkson Surveying, dated February 29, 1980.

, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

3. RENTS ASSIGNED: To further secure the payment of the Note and the performance of all the terms of the Mortgage, 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 Landlord, 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

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