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6. That these presents shall in no way operate to prevent the mortgagee from pursuing any remedy which it now or hereafter may have because of any present or future breach of the terms or conditions of the mortgage and/or the note or bond secured thereby and/or any extension of either.

The undersigned for the consideration aforesaid hereby ratifies and confirms all that the mortgagee may have done under any previous assignment of rents and/or in connection with the premises and/or the mortgage and agrees that words importing the singular number may extend and be applied to several persons or things, that words importing the plural number may include the singular and that words importing the masculine gender may include the feminine and neuter.

Anything herein to the contrary notwithstanding, it is understood and agreed that the consideration for this Assignment of Rents is also the making by the Mortgagee of the loan secured by said mortgage, that this Assignment of Rents shall not be exercised until and unless a default shall occur in the payment of interest or principal due under said note or bond or in the performance or observance of any of the conditions or agreements of any instrument now or at any time securing said note or bond or the debt secured or evidenced thereby or by any extension thereof and that nothing herein contained shall be deemed to affect or impair any rights which the mortgagee may have under said note or bond or mortgage or any other instrument herein mentioned.

The undersigned does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of said premises to pay all unpaid rental agreed upon in each tenancy to the said mortgagee upon receipt of demand from said mortgagee to so pay the same.

Notwithstanding any covenant, agreement, term or provision hereof to the contrary, it is understood and agreed that the rights, privileges, title and interest herein assigned to the mortgagee are and shall be subject, junior and subordinate to the rights, privileges, title and interest of John Hancock Mutual Life Insurance Company, its successors and assigns, under that certain Assignment of Rents from John Kusmiersky as Trustee under a Trust Agreement dated October 17, 1974, and known as Kusmiersky Children Trust I dated December 1, 1974 and recorded January 29, 1975 in the Office of the RYC for Greenville County, South Carolina in Deed Book 1013, Page 859, and under the Mortgage described therein.

IN WITNESS WHEREOF, the undersigned has executed and sealed this instrument as of the 24<sup>th</sup> day of January, 1981, by and through its duly authorized officers.

In the presence of:  
James K. Anderson  
Shirley J. Newman

COORDINATED FINANCIAL SERVICES (SEAL)  
By: [Signature]  
Its: [Title]  
And: [Signature]  
Its: [Title]

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