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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ASSIGNMENT OF RENTS AND LEASES

WHEREAS, the undersigned is indebted to Southern Bank & Trust Company of Spartanburg, South Carolina, in the sum of One Hundred Twenty-Eight Thousand Two Hundred Forty and 84/100 Dollars (\$123,240.84), as evidenced by note of even date herewith secured by a mortgage also of even date herewith, encumbering certain real estate located at the intersection of Wade Hampton Boulevard and Forest Street, Greer, Greenville County, South Carolina, as more particularly described in said mortgage and desires to further secure said indebtedness by assignment of rents, income, profits, etc. of said properties mortgaged as aforesaid, now, therefore,

FOR VALUE RECEIVED and as additional security for the indebtedness above mentioned, the undersigned hereby sells, transfers, assigns and sets over unto Southern Bank & Trust Company, its successors and assigns, all the right, title and interest of the undersigned in and to the rents, issues, profits, revenues, royalties, rights and benefits from the property described in said mortgage, together with all leases of said premises now or to be hereafter made, executed and delivered, be the same written or verbal.

In the event that at any time the payment of the installments provided for in the note and mortgage above mentioned become in arrears, in accordance with the terms of said note and mortgage, the undersigned does hereby authorize the said Bank, its successors and assigns, to collect the said rents, issues, profits, revenues, rights and benefits, as they shall become due, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents to Southern Bank & Trust Company, upon demand for payment thereof by said Bank, it being understood and agreed, however, that until such demand is made the undersigned is authorized to collect, or continue collecting, said rents, issues, profits, revenues, rights and benefits, in the same manner as if this agreement did not exist.

The term of this assignment shall be until the said note and mortgage, above described, made, executed and delivered by the undersigned to Southern Bank & Trust Company, shall have been fully paid and satisfied, at which time this assignment is to be fully satisfied, cancelled and released, and the satisfaction of the aforesaid mortgage shall constitute a release and satisfaction hereof.

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