

STATE OF SOUTH CAROLINA)
) ASSIGNMENT OF RENTS AND LEASES
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS THAT DAIN CAROLINA PARTNERS, A LIMITED PARTNERSHIP, hereinafter called "Assignor," in consideration of One Dollar paid by HAMPTON ARMS APARTMENTS, a South Carolina general partnership, also known as Hampton Arms, a partnership, hereinafter called "Assignee," hereby conveys, transfers and assigns unto Assignee, its successors and assigns, all the rights, interest and privileges which Assignor as lessor has and may have in the leases now existing or hereafter made and affecting the real property described below or any part thereof, as said leases may have been, or may from time to time be hereafter, modified, extended and renewed, with all rents, income and profits due and becoming due therefrom. Assignor will, on request of Assignee, execute assignments of any future leases affecting any part of said premises.

This Assignment is made as additional security for the payment of a certain note and mortgage (and all extensions or modifications thereof) given by Assignee to Assignor in the sum of One Million Seven Hundred Thirty-six Thousand Eight Hundred Seven and 95/100 (\$1,736,807.95) Dollars with interest, dated as of the 15th day of September, 1983, covering real property situated in Greenville County, South Carolina, and described in Exhibit "A" attached hereto and made a part hereof, and more particularly described in said mortgage, and the acceptance of this Assignment and the collection of rents or the payments under the leases hereby assigned shall not constitute a waiver of any rights of Assignee under the terms of said note and mortgage. And it is expressly understood and agreed by the parties hereto that before an event of default occurs under the terms of said mortgage, Assignor shall

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