

STATE OF SOUTH CAROLINA FILED
 COUNTY OF GREENVILLE GREENVILLE CO. S. C. ASSIGNMENT OF LEASES
 RENTS AND PROFITS
 DEC 12 12 27 PM '93

JUNNEL S. WERSLEY
 R.H.C.

THIS ASSIGNMENT made this 2ND day of December,
 1992, by and between Joe W. Hiller (hereinafter called
 "Assignor"), and First National Bank of South Carolina, a
 South Carolina banking corporation, (hereinafter called
 "Assignee").

W I T N E S S E T H:

For value received and as security for the loan hereinafter mentioned, the Assignor hereby sells, transfers and assigns unto the Assignee, its successors and assigns, all the right, title and interest of the Assignor in and to the rents, issues, profits, revenues, royalties, rights and benefits from the property described on Exhibit A, attached hereto and made a part hereof.

And to that end, Assignor hereby assigns unto Assignee, its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, whether written or verbal.

And Assignor does hereby authorize and empower Assignee, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and to apply them to the indebtedness secured hereby, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said Assignee, its successors and assigns, upon demand for payment thereof by said Assignee, its successors and assigns. It is understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the Note hereinafter described or a default under the Mortgage hereinafter described, and until such demand is made the Assignor is authorized to collect, or continue collecting said rents, issues, profits, revenues, royalties, rights and benefits; but that such privilege to collect, or continue collecting, as aforesaid by Assignor shall not operate to permit the collection by said Assignor, its successors or assigns, of any installment of rent in advance.

The terms of this assignment shall be until that certain Note of even date herewith, made, executed and

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