

the payment of the indebtedness secured by the mortgage herein-  
after mentioned, or default in the payment of any other sums  
secured by said mortgage.

It is understood and agreed that the party of the first  
part shall not have the right to collect any installment or  
installments of rents in advance of the date prescribed in said  
lease or leases for the payment thereof.

And the party of the first part does hereby authorize  
and empower the said First National Bank of South Carolina, its  
successors and assigns, to collect the said rents, issues, pro-  
fits, revenues, royalties, 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 as may now be due or  
shall hereafter become due to the said First National Bank of  
South Carolina, its successors and assigns, upon demand for pay-  
ment thereof by said party of the second part, its successors or  
assigns. It being understood and agreed, however, that until  
such demand is made the party of the first part is authorized to  
collect, or continue collecting, said rents, issues, profits,  
revenues, royalties, rights and benefits.

The term of this assignment shall be until the certain  
note and mortgage (or any extension or renewal thereof, dated  
December 21, 1983, made, executed and delivered by Kirby J.  
Quinn, Jr. in favor of First National Bank of South Carolina  
covering the above described premises for the sum of Two Hundred  
Thousand Dollars (\$200,000.00) shall have been fully paid and  
satisfied, at which time this assignment is to be fully satis-  
fied, cancelled and released, and the releasing of said mortgage  
shall constitute a release hereof.

This assignment is given as additional security for the  
performance of each and all of the obligations and covenants of  
the note and mortgage above described (or any extension or  
renewal thereof), and the amounts collected hereunder, less the  
expenses of collection, if any, shall be applied on account of  
taxes and assessments on said real estate, insurance premiums  
and delinquencies of principal and interest thereunder.

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