

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

THIS ASSIGNMENT made this 14th day of February,
1984, by and between Carabo Capital, A South Carolina Partnership
(hereinafter called "Assignor"), and BANKERS TRUST OF SOUTH CAROLINA, a South
Carolina banking corporation, (hereinafter called "Assignee").

WITNESSETH:

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

(CONTINUED ON NEXT PAGE)

9 3 2 7

4328-W-2