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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
CONDITIONAL ASSIGNMENT OF LEASES

FOR VALUE RECEIVED, the undersigned hereby assigns to American Federal Bank, F.S.B., all existing leases, together with any future leases, covering Lots Nos. 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88 and 90, Sedgefield Villas Townhomes Association, Inc., as shown on plat recorded in Plat Book 10-M at page 69 in the R.M.C. Office for Greenville County, provided, however, that so long as Donald R. Franklin and Susan R. Franklin are not in default under the terms of their note and mortgage to American Federal Bank, F.S.B., recorded in Mortgage Book 1688 at page 763 in the R.M.C. Office for Greenville County, the said Donald E. Franklin and Susan R. Franklin shall have the right to the use and enjoyment of the premises and the rents received from said leases.

Upon payment in full by Donald E. Franklin and Susan R. Franklin of the principal sum and interest due American Federal Bank, F.S.B., under a mortgage recorded in Mortgage Book 1683 at page 763 in the R.M.C. Office for Greenville County, this assignment shall become null and void; otherwise, it shall remain in full force and effect.

IN WITNESS WHEREOF, this Conditional Assignment of Leases has been executed this 7th day of November, 1984.

In the presence of:

Donald R. White
Blenda C. Belue

Donald E. Franklin
Donald E. Franklin

Susan R. Franklin
Susan R. Franklin

28767 DR. ad
Donald E. Franklin, et al

RECORDED IN NOV 1984

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