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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
GREENVILLE CO. S.C.
ASSIGNMENT OF RENTS
DEC 28 11 41 AM '84
DONNIE S. TANKERSLEY
R.M.C.

THIS ASSIGNMENT made Dec. 24, 1984 by Reynolds & Associates, Inc., a South Carolina Corporation, Assignor, to South Carolina National Bank, Assignee.

The Assignor is the owner in fee of the premises hereinafter described, and has requested the Assignee to loan to the Assignor the sum of Nine Hundred Thirty Thousand and 00/100 (\$930,000.00) Dollars.

The Assignee has refused to loan to the Assignor such sum unless the Assignor, in addition to executing its note for the sum of Nine Hundred Thirty Thousand and 00/100 (\$930,000.00) Dollars and executing and delivering its mortgage to secure the payment of the note, in like amount, also executes and delivers this assignment of rents as additional collateral for the repayment of the mortgage in the amount of Nine Hundred Thirty Thousand and 00/100 (\$930,000.00) Dollars.

NOW, THEREFORE, in order to better secure the payment to the Assignee of the principal on the note and mortgage, together with the principal of any other obligations of the Assignor held by the Assignee, with interest, now due or hereafter to become due thereon, and of all premiums of insurance on policies which the Assignee has effected and may effect under the terms of the mortgage and of all taxes, assessments water rates and meter charges which may now be due and unpaid, or which may thereafter become due and a charge against or a lien upon the premises, with interest and penalties thereon, the Assignor assigns to the Assignee all the rents, issues and profits due and to become due from the mortgaged premises together with all leases, agreements, service contracts, and insurance policies affecting the mortgaged premises.

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