

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF UNION
DONNIE S. TANKERSLEY
R.M.C.

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ASSIGNMENT OF RENTS AND LEASES

WHEREAS, Brandon Mills Associates, a South Carolina Partnership, purchased 10.22 acres of land with improvements from Clarkson Brothers, Incorporated on January 4, 1985; and,

WHEREAS, in the purchase of said real property, Brandon Mills Associates executed an Adjustable Mortgage Loan Assumption Agreement, dated January 4, 1985, and assumed the outstanding indebtedness of Clarkson Brothers, Incorporated to American Federal Savings and Loan Association as evidenced by a Note dated June 30, 1982 and secured by a Mortgage dated June 30, 1982, recorded in Mortgage Book 1574, page 124, of the Greenville County RMC Office, which Mortgage was further secured by the execution by Clarkson Brothers, Incorporated of an Assignment of Rents and Leases recorded June 30, 1982, in Deed Book 1169, page 489, of said RMC Office, which Assignment is attached hereto as Exhibit "A"; and,

WHEREAS, Brandon Mills Associates desires to further secure the indebtedness to American Federal Savings and Loan Association assumed under the above purchase from Clarkson Brothers, Incorporated by acknowledging the terms of said Assignment of Rents and Leases and agreeing to be bound by the same;

NOW, THEREFORE, for value received and as additional security for the indebtedness above described, the undersigned Brandon Mills Associates, a South Carolina Partnership, does hereby assign all its right, title and interest in and to the rents, issues, profits, revenues, royalties, rights and benefits now existing or hereafter generated from the property described in said mortgage pursuant to the terms of the Assignment of Rents and Leases executed by Clarkson Brothers, Incorporated and given American Federal Savings and Loan Association, which agreement is attached as Exhibit "A" and further ratify, acknowledge, assume and agree to be bound by the terms of the same Assignment of Rents and Leases.

SIGNED, SEALED AND DELIVERED this 4th day of January, 1985.

In The Presence Of:

[Signature]
Karen W. Davis

BRANDON MILLS ASSOCIATES

By: *Allen S. Beck* (SEAL)
Allen S. Beck
Managing Partner

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