

EXHIBIT A

VOL 1230 PAGE 611

VOL 1169 PAGE 459

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT OF RENTS AND LEASES

FM '82

ERLEY

WHEREAS, Clarkson Brothers, Incorporated is indebted to American Federal Savings and Loan Association in the sum of Eight Hundred Fifty Thousand and No/100 (\$850,000.00) Dollars, as evidenced by Note dated June 30, 1982, secured by a mortgage dated June 30, 1982, encumbering certain real estate known as the former Abney Mills, Brandon Plant, and shown as 10.22 acres on plat recorded in Plat Book 8-A, Page 100, R.M.C. Office for Greenville County, South Carolina, and more particularly described in the aforesaid mortgage, and desires to further secure said indebtedness by assignment of rents, income, profits, etc. of said real estate mortgaged as aforesaid,

NOW, THEREFORE,

FOR VALUE RECEIVED and as additional security for the indebtedness above mentioned, the undersigned hereby sells, transfers and assigns unto the said American Federal Savings and Loan Association, its successors and assigns, all the right, title and interest of the undersigned in and to the rents, issues, profits, revenues, royalties, rights and benefits from the property described in said mortgage.

The undersigned hereby assigns and sets over unto the said Association that certain lease executed September 2, 1981, by and between Clarkson Brothers, Incorporated and Cone Mills Corporation and all other leases of said premises now made, executed and delivered, and whether written or verbal, or to be hereafter made, executed and delivered, whether written or verbal.

The undersigned does hereby authorize the said Association, its successors and assigns, upon any default under, or any violation of, the terms and provisions of the aforesaid note and mortgage, to collect the said rents, issues, profits, revenues, right 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 Association upon demand for payment thereof by said Association, it being understood and agreed, however, that until such demand is made the undersigned is authorized to collect, or continue collecting, said rents, issues, profits, revenues, rights and benefits in the same manner as if this agreement did not exist. The term of this assignment shall be until the said note and mortgage above described, made, executed and delivered by the undersigned to the said Association shall have been fully paid and satisfied, and the cancellation of the aforesaid mortgage shall constitute a cancellation of this assignment.

This assignment is given as additional security for the above note and mortgage and the amounts collected hereunder,

(CONTINUED ON NEXT PAGE)

2 JUN 30 82 146

4.0001

5190

4328 RW 2