

FILED
GREENVILLE CO. S. C.
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DORRIS E. TANKS, CLERK
R.M.C.

ASSIGNMENT AND SUBORDINATION AGREEMENT

This Agreement made this 1st day of November, 1978, by and between Erik B. Nagel, d/b/a Contemporary Leasing (hereinafter referred to as Nagel) and Edda Textile Machines, Inc. (hereinafter referred to as Edda) in favor of First Federal Savings and Loan Association of Greenville (hereinafter referred to as First Federal).

WITNESSETH :

FOR VALUE RECEIVED, and as additional security for that certain loan hereinafter mentioned, Nagel hereby sells, transfers and assigns unto First Federal, its successors and assigns, all right, title and interest of Nagel in and to that certain Lease Agreement between Nagel, as Lessor, and Edda, as Lessee, dated November 1, 1978, covering premises located at 3122 Wade Hampton Boulevard which lease is recorded in the Greenville County R.M.C. Office in book 109L, page 153.

Nagel hereby authorizes and empowers First Federal, its successors and assigns, to collect the rents, issues and profits as they shall become due and does hereby direct Edda to pay such rents as may now be due or hereafter become due under said lease.

It is understood and agreed that First Federal shall not exercise any of its rights under this Assignment unless and until there has been a default in the payment of the indebtedness secured by the mortgage hereinafter mentioned or default in the payment of any other sums secured by said mortgage.

The term of this Assignment shall be until the certain note and mortgage (or any extension or renewal thereof) dated November 1, 1978, made and delivered by Nagel to First Federal covering the above described premises for the sum of \$86,250.00 shall have been fully paid and satisfied, at which time this Assignment is to be fully satisfied, cancelled and released, and the releasing or cancellation of said mortgage shall constitute a release and cancellation hereof.

In consideration for the making of said loan, Nagel and Edda do hereby agree that the aforesaid lease agreement and the respective rights thereunder are subordinate and subject to the aforesaid mortgage to First Federal.

IN WITNESS WHEREOF, Nagel and Edda have executed this Agreement as of the day and year first above written.

WITNESSES:

[Handwritten signatures of witnesses]

[Signature of Erik B. Nagel]
Erik B. Nagel

EDDA TEXTILE MACHINES, INC.

By *[Signature]* President

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within Erik B. Nagel and the within named Edda Textile Machines, Inc. by its duly authorized officer, sign, seal and as their act and deed, deliver the within written Assignment and Subordination Agreement, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Sworn to before me this
1st day of November, 1978.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 5-13-80

[Signature]

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