FILED
GREENVILLE, S. C.
1 23 PM '82
DONNIE S. TANKERSLEY

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASES
RENTS AND PROFITS

THIS ASSIGNMENT made this 13th day of May, 1982, by and between CARABO CAPITAL, A S. C. GENERAL PARTNERSHIP (hereinafter called "Assignor"), and BANKERS TRUST OF SOUTH CAROLINA, a South Carolina banking corporation, (hereinafter called "Assignee").

W I T N E S S E T H:

For value received and as security for the loan hereinafter mentioned, the Assignor hereby sells, transfers and assigns unto the Assignee, its successors and assigns, all the right, title and interest of the Assignor in and to the rents, issues, profits, revenues, royalties, rights and benefits, from the property described on Exhibit A, attached hereto and made a part hereof.

And to that end, Assignor hereby assigns unto Assignee, its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, whether written or verbal, including without limitation that certain lease with Carabo, Inc. as Tenant dated November 1, 1981 for an initial term of five years.

And Assignor does hereby authorize and empower Assignee, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and to apply them to the indebtedness secured hereby, 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 Assignee, its successors and assigns, upon demand for payment thereof by said Assignee, its successors and assigns. It is understood and agreed, however, that no such demand shall be made unless and until there has been a default in the payment of the Note hereinafter

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