

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)
 MAR 20 1971

CONDITIONAL ASSIGNMENT OF RENTALS

THIS AGREEMENT, entered into this 12th day of March, 1971,
 between David Baker and Lee J. Baker, d/b/a Baker and Baker, of Columbia,
 South Carolina, and Lexington County Savings and Loan Association,
 701 12th Street, West Columbia, South Carolina,

WITNESSETH:

WHEREAS, Baker and Baker are the present owners in fee simple of
 property described in the Addendum, and Lexington County Savings and Loan
 Association is the owner and holder of a first mortgage covering the said
 premises, which said mortgage is in the original principal sum of Ninety
 Thousand and no/100 (\$90,000.00) Dollars, made by Baker and Baker to
 Lexington County Savings and Loan Association under date of March 18,
 1971, and recorded in the Office of the Clerk of Court for Greenville
 County in Mortgage Book at Page .

WHEREAS the Lexington County Savings and Loan Association, as a
 condition to granting the aforesaid mortgage loan, has required the
 execution of this assignment of the Rentals of the mortgaged premises by
 Baker and Baker accruing under and by virtue of that certain lease between
 Baker and Baker and The Western Union Telegraph Company dated August 11,
 1970.

NOW, THEREFORE, in order further to secure the payment of the
 indebtedness of Baker and Baker to Lexington County Savings and Loan
 Association, and in consideration of the making of the loan represented
 by the aforesaid mortgage and the note secured thereby, and in further consideration
 of the sum of One Dollar paid by Lexington County Savings and Loan Association,
 to Baker and Baker, the receipt of which is hereby acknowledged, Baker
 and Baker do hereby sell, assign, transfer, and set over unto Lexington
 County Savings and Loan Association all of the rents, issues and profits
 of the aforesaid mortgaged premises, this assignment to become operative
 upon any default being made by Baker and Baker under the terms of the aforesaid
 mortgage or the note secured thereby, and to remain in full force and effect
 so long as any default continues to exist in the matter of the making of

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