

any of the payments or the performance of any of the covenants set forth in the aforesaid mortgage or the note secured thereby.

1. In furtherance of the foregoing assignment, Baker and Baker authorize Lexington County Savings and Loan Association, by its employees or agents, at its option, after the occurrence of a default as aforesaid, to enter upon the mortgaged premises and to collect, in the name of Baker and Baker or in its own name as assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period of the continuance of the said or any other default; and to this end, Baker and Baker further agree that they will facilitate in all reasonable ways Lexington County Savings and Loan Association's collection of said rents, and will, upon request by Lexington County Savings and Loan Association, execute a written notice to The Western Union Telegraph Company directing the Western Union Telegraph Company to pay rent to Lexington County Savings and Loan Association.

2. Baker and Baker also hereby authorize Lexington County Savings and Loan Association upon such entry, at its option, to take over and assume the management, operation and maintenance of the said mortgaged premises and to perform all acts necessary and proper and to expend such sums out of the income of the mortgaged premises as may be needed in connection therewith, in the same manner and to the same extent as Baker and Baker theretofore might do, including the right to effect new leases, to cancel or surrender existing lease, to alter or amend the terms of the existing lease, to renew the existing lease, or to make concessions to the tenant; Baker and Baker hereby release all claims against Lexington County Savings and Loan Association arising out of such management, operation and maintenance, excepting the liability of Lexington County Savings and Loan Association to account as hereinafter set forth.

3. Lexington County Savings and Loan Association shall, after payment of all proper charges and expenses, including reasonable compensation to such Managing Agent as it shall select and employ, and after the accumulation of a reserve to meet taxes, assessments, water rents, and fire and liability insurance in requisite amounts, credit the net amount of income received by it from the mortgaged premises by virtue of this assignment, to any amounts due and owing to it by Baker and Baker under the terms of mortgage and the note