

THIS ASSIGNMENT OF RENTS has been executed as of the 17th day of July, 1975, by ****LAND LEASE CORPORATION**** (herein called "Landlord") in favor of **CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION** (herein called "Assignee") for the mutual consideration herein evidenced:

1. MORTGAGE LOAN: Assignee has made a mortgage loan to Landlord which loan is evidenced by a promissory note dated July 17th, 1975 payable to Assignee in the amount of ****Seven Hundred Thousand and no/100ths**** (\$ 700,000.00) Dollars (the "Note") and secured by a mortgage recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Mortgage Book **1344** Page **138**, (the "Mortgage").

2. MORTGAGED PROPERTY: The property described in the Mortgage is as follows: (herein called the "Property")

All that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, containing 6.39 acres, more or less, being more particularly shown on a plat of the property of Land Lease Corp. by Campbell and Clarkson Surveyors, Inc., dated July 3, 1975, to be recorded,

, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

3. RENTS ASSIGNED: To further secure the payment of the Note and the performance of all the terms of the Mortgage, Landlord hereby assigns and transfers to Assignee, its successors and assigns, all of the rents, other lease income, issues, profits, revenues, royalties, lease-purchase option payments, tenants' security deposits held by or for Landlord, lease guarantees, and other rights and benefits (herein collectively called the "Rents") which Rents are now due or which may hereafter become due under or by virtue of all leases, whether written or verbal, or any letting of, or any agreement for, the use or occupancy of any part of the Property which may have been made heretofore or which may be made or agreed to hereafter

1862

1.00 AS

13804

Handwritten signatures and dates:
November 18
K... ..

Official stamps and handwritten notes:
RECORDED NOV 18 1976
ASSIGNMENT OF RENTS
GREENVILLE CO. S.C.
NOV 18 1976
Assignment of rents

RECORDED NOV 18 '76 At 4:55 P.M.

4328 RV-2

0464