

1077-202

OWNER irrevocably consents that the tenant under said lease upon demand and notice from MORTGAGEE if OWNER'S default under the aforesaid mortgage or note, shall pay the rents, issues and profits under said lease to MORTGAGEE without liability to the tenant for the determination of the actual existence of any default claimed by MORTGAGEE.

MORTGAGEE shall have the right to assign the OWNER'S rents, issues and profits under said lease to any other party holder of said mortgage, subject to the provisions of this instrument, and to use the same to satisfy any obligation due to the holder of said mortgage through foreclosure or otherwise. After OWNER shall have been foreclosed and the deed of all right, title and interest and equity of redemption in said premises, no assignment of the OWNER'S rents, issues and profits shall be liable to account to OWNER for the rents, income and profits thereafter accruing.

OWNER agrees to indemnify and hold the MORTGAGEE harmless of and from any and all liability, loss or damage which MORTGAGEE may incur under said lease or by reason of this assignment, and of and from any and all claims and demands whatsoever which may be asserted against MORTGAGEE by reason of any alleged obligation or undertaking to be performed or discharged by MORTGAGEE under the said lease or this assignment. Nothing herein contained shall be construed to bind MORTGAGEE to the performance of any of the terms and provisions contained in said lease, or otherwise to impose any obligation on MORTGAGEE. Prior to actual entry and taking possession of the premises by MORTGAGEE, this assignment shall not operate to place responsibility for control, maintenance and repair of said premises upon MORTGAGEE, nor for the carrying out of any of the terms and provisions of said lease. Should MORTGAGEE incur any liability mentioned in this paragraph or loss or damage under said lease or under or by reason of this assignment or in the defense of any such claims or demands, OWNER shall immediately upon demand reimburse MORTGAGEE for the amount thereof, including costs and expenses and reasonable attorney's fees, and MORTGAGEE may enter possession and collect the rents, income and profits and, from time to time, apply them in or toward satisfaction or reimbursement for said loss or damage.

OWNER hereby assigns any portion of an award payable by reason of condemnation action under the right of eminent domain and directs that such award shall be paid direct to MORTGAGEE, Greenville, South Carolina.

OWNER as additional security, specifically assigns to MORTGAGEE any purchase proceeds receivable by reason of tenant's exercising any first refusal option or any option to purchase the property as may be provided in the lease referred to here, additions, amendments and/or supplements thereto.

Upon payment in full of the entire indebtedness secured hereby, as evidenced by a recorded satisfaction or release of the basic security instrument, this assignment shall be void and of no effect and said recorded satisfaction or release shall automatically operate to release this assignment of record.

All the covenants and agreements hereinbefore contained on the part of either party shall apply to and bind their heirs, executors or administrators, successors or assigns.

IN WITNESS WHEREOF OWNER has executed this assignment on this 3rd day of January, 1978.

Signed, sealed and delivered in the presence of

Wesley V. Harrison

SEAL

James C. Blakely, Jr.

[Signature]

NOTE: The assignment should be executed, witnessed and sealed as required by law in the state in which it is recorded. The assignment and the original instrument should be recorded in the county records.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Wesley V. Harrison sign, seal and as his act and deed deliver the within Conditional Assignment of Lease and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30 day of January, 1978.

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 11/9/81.

Filed for record in the office of the R. M. C. for Greenville County, S. C. at 2:15 o'clock P. M. Jan. 15, 1978 and recorded in Deed Book 1077 at page 135.

Filed for record in the office of the R. M. C. for Greenville County, S. C. at 12:31 o'clock P. M. Jan. 15, 1978 and recorded in Deed Book 1077 at page 281.

RECORDED JAN 4 1978 At 12:34 P.M. 13860
RECORDED JAN 15 1978 At 2:15 P.M. 21100

HORIZON BANK OF GREENVILLE, S.C. 10798

HORIZON BANK OF GREENVILLE, S.C. 10798

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