

FILED
 GREENVILLE S.C.
 FEB 19 4 28 PM '81
 SOUTH CAROLINA
 STATE OF
 WACHOVIA BANK AND TRUST COMPANY, N.A.
 TANKERSLEY
 R.M.C.
 COUNTY OF Greenville

ASSIGNMENT OF LEASES, RENTS, AND PROFITS

THIS ASSIGNMENT, made this 19 day of February, 19 81, by and between
Center Associates, a Limited Partnership

(hereinafter called "Assignor")
 to WACHOVIA BANK AND TRUST COMPANY, N.A., a national banking association with its principal office and place of business at Winston-Salem, North Carolina (hereinafter called "Assignee").

WITNESSETH: For value received and as additional security for the loan hereinafter mentioned, Assignor hereby sells, transfers and assigns unto Assignee, its successors and assigns all the right, title, and interest of Assignor in and to the rents, issues, profits, revenues, royalties, rights, and benefits, from the following described property:

(Insert below description of real estate appearing in deed of trust or mortgage)

Those certain pieces, parcels or tracts of land, lying and being situate in the Town of Greer, County of Greenville, State of South Carolina, being shown and delineated as Parcel "A" containing 9.08 acres, and Parcel "B" containing 6.06 acres, and Parcel "C" containing 0.24 acre on a plat of Parcels "A", "B", "C", "D" and "E" prepared for Edens & McTeer, Inc. by Civil Engineering of Columbia, dated March 21, 1980, last revised January 29, 1981, recorded in the Office of the RMC for Greenville County in Plat Book 8-I at page 66,67, said parcels "A", "B" and "C" being described on the attached Exhibit A.

And to that end Assignor hereby assigns and sets over 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 as said leases may have been, or may from time to time be hereafter modified, extended and renewed, be the same written or verbal, with all rents, income, and profits due and becoming due thereon and all security deposits held in connection therewith, including specifically, without limiting the generality hereof, the following leases:

Center Associates (pursuant to Assignments from Edens & McTeer, Inc.) as
 Landlord to:

- (1) K-Mart Corporation, original lease date - April 4, 1980;
- (2) Foodtown Stores, Inc., original lease date - September 24, 1979;
- (3) Revco Discount Drug Centers of S. C., Inc., original lease date - November 12, 1979.
- (4) Westland Investments, d/b/a Godfather's Pizza, original lease date - July 1, 1980.