shall be null and void. George J. Scarr shall have the right, re-
gardless of this assignment, to modify said lease entered into on
August 22, 1958, between George J. Scarr as Landlord and McDuffie-
Parker Furniture Company, as Tenant, or take any other action with
respect thereto which does not violate the specific provisions of
subparagraphs (a), (b), (c), (d), and (e) hereof. The South Caro-
lina National Bank of Charleston, Greenville, S. C., by acceptance
of this assignment, covenants and agrees to and with George J. Scarr
that, until a default shall occur by George J. Scarr in the per-
formance of the covenants or in the making of the payments pro-
vided for in said note, the said George J. Scarr may receive,
collect and enjoy the rents, issues and profits accruing to him
under said lease entered into on August 22, 1958, between George J.
Scarr as Landlord and McDuffie-Parker Furniture Company as Tenant;
but it is covenanted and agreed by George J. Scarr, for the con-
sideration aforesaid, that upon the happening of any default in the
performance of the covenants or in the making of the payments pro-
vided for in the said note, The South Carolina National Bank of
Charleston, Greenville, S. C., may, at its option, receive and
collect all the said rents, issues and profits. George J. Scarr,
in the event of default in any of the payments or in performance of
any of the terms, covenants or conditions of the aforesaid note,
hereby authorizes The South Carolina National Bank of Charleston,
Greenville, S. C., at its option, to enter upon the said premises
covered by said lease entered into on August 22, 1958, between
George J. Scarr as Landlord and McDuffie-Parker Furniture Company
as Tenant, by its officers, agents, or employees for the collection
of the rents and for the operation and maintenance of said premises
covered by said lease; George J. Scarr hereby authorizing The
South Carolina National Bank of Charleston, Greenville, S. C., in
general to perform all acts necessary for the operation and maintenance