

TO HAVE AND TO HOLD the said leases together with all of the rights and privileges therein and thereto unto the said Southern Bank and Trust Company, its successors and assigns.

This assignment is made as additional security for the performance of the terms and conditions of that certain note of even date herewith given by the undersigned to Southern Bank and Trust Company, in the sum of Three Hundred Seventy-five Thousand (\$375,000.00) Dollars secured by a mortgage of even date herewith given by the undersigned to the said Southern Bank and Trust Company upon the property of the undersigned (with the buildings and improvements thereon), referred to above. For the terms and conditions of said note and mortgage reference is made to the said mortgage which is to be filed herewith for record in the R.M.C. Office for Greenville County, South Carolina.

MHVZ
MPV

The right is hereby reserved by the undersigned to collect the rentals from the premises hereinabove described as they may accrue under the terms of said leases, and to enforce the collection of same, and also to enforce all other provisions of said leases, so long as there is no default on the part of the undersigned in the payment of any installments of principal or interest as provided in the note hereinabove referred to, and so long as there is no breach in any of the conditions and covenants of said note and mortgage.

IT IS FURTHER AGREED that the undersigned shall not collect any rentals further in advance than as provided in said leases, and collections made by it further in advance than as provided therein, shall constitute a breach of covenant, and the mortgagee may proceed to execute the provisions of said mortgage in the same manner as provided therein in case of default in the

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